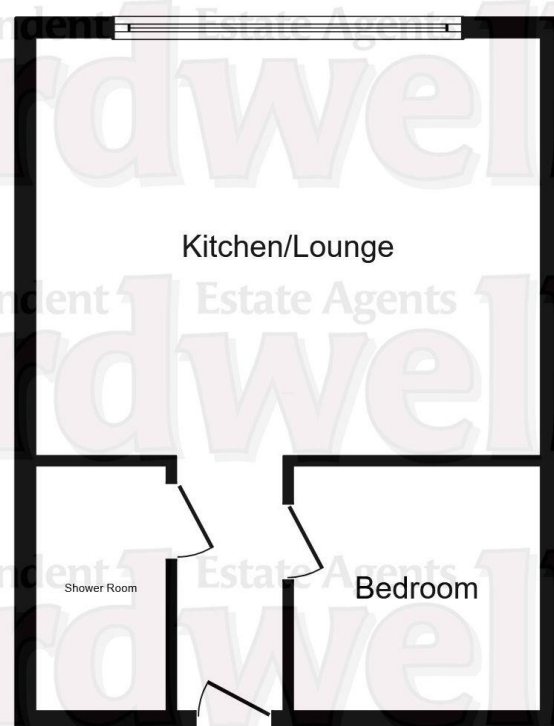




Floor Plan

PROVINCIAL HOUSE, NELSON SQUARE, BOLTON, BL1 1AT



- 1 bedroom apartment
- Shower room
- Ideal investment opportunity
- Open plan kitchen and lounge area
- Security entry system
- Excellent amenities
- Lift to all floors
- Viewing recommended



£50,000

BOLTON
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY
 14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
 E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
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Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.



Cardwells are pleased to offer for sale this modern one bedroom, second floor apartment. Provincial House, is situated in Bolton town centre on Nelson Square, close to bars, shops restaurants and good transport links. We understand from our research, that the property is leasehold with approximately 189 years remaining, council tax band A. Viewings are strictly by appointments through Cardwells estate agents, Bolton, (01204) 381281, bolton@cardwells.co.uk The accommodation briefly comprises open plan, kitchen/lounge, bedroom and a shower room.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Communal entrance: Lift to all floors, security entry phone

Open plan lounge/kitchen: 23' 1" x 17' 4" (7.03m x 5.28m) Double glazed window to the front aspect, wall mounted electric heater, fitted wall and base units with a complimentary worktop, inset stainless steel sink unit with mixer tap, electric hob, built in oven and grill, stainless steel extractor fan, inset spotlights to the ceiling, wall mounted electric heater. From the lounge area, there is a doorway leading to separate bedroom area

Shower room: 7' 9" x 4' 6" (2.36m x 1.37m) Shower cubicle, close coupled WC, wash basin, inset to a vanity unit, with mixer tap, tiled floor, heated towel rail, extractor fan.

Bedroom: 8' 6" x 8' 5" (2.59m x 2.56m)

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton, 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research shows the property is Leasehold, 199 years from 1 January 2015. The vendor advises the ground rent is £350 per annum, the service charge is £3407.58 per annum

Council tax: Cardwells estate agents Bolton research shows the property is band A council tax, £1306 per annum

Flood risk information: Cardwells estate agents Bolton research shows the property is in a very low flood risk area.

Conservation area: Cardwells estate agents Bolton research shows the property is not in a conservation area.

Thinking of selling or letting in Bolton: If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

Arranging a mortgage: Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation

compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

