



MERRYFIELD GRANGE, HEATON BOLTON, BL1 5GS



- Ground floor furnished apartment
- Fitted kitchen with breakfast bar
- Two double bedrooms
- Gated development with parking
- En suite and bathroom
- Private & communal gardens
- Open plan living area
- Minimum 12 Month Tenancy



£1195 PCM

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates

BURY

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LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

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Located in the well regarded area of Heaton this stylish apartment requires viewing to fully appreciate the size and style of the accommodation on offer. This sizeable ground floor apartment comprises entrance hallway, open plan living space with kitchen, lounge and dining area, master bedroom with ensuite, second bedroom and a principal bathroom also with three piece suite. This prestigious development has attractive communal garden areas. The apartment enjoys its own recently refurbished private decked balcony and has allocated parking in the secure under ground car park. Viewings can be arranged by calling our Cardwells estate agents Bolton office on (01204) 381281 online @cardwells.co.uk or by emailing lettings@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Communal hall: Lift and stairs to all floors. Access to car park. Intercom access door leading into the communal hall. Door into private hall.

Private hall: 16' 1" x 10' 10" (4.9m x 3.3m) L shaped hall. Alarm panel. Door intercom panel.

Open plan lounge/kitchen dining area: 21' 0" x 15' 5" (6.4m x 4.7m) Double glazed windows to the side elevation double glazed window and sliding patio doors to the front elevation leading onto the balcony. The kitchen area has a good range of base units with contrasting work surfaces and matching wall mounted cabinets. Inset one and a half bowl sink and drainer. Four burner gas hob with electric oven under and extractor hood over. Integrated fridge, freezer, dishwasher and washing machine. Central heating boiler set within matching housing.

Bedroom 1: 17' 5" x 16' 1" (5.3m x 4.9m) Maximum measurements. Two double glazed windows to the side elevations. Radiator.

En suite: 3' 7" x 7' 7" (1.1m x 2.3m) Three piece suite comprising walk in shower cubicle, close coupled WC and hand wash basin. Part tiled elevations. Radiator.

Bedroom 2: 15' 5" x 7' 7" (4.7m x 2.3m) Double glazed window to the front television. Radiator.

Main bathroom: 7' 7" x 7' 7" (2.3m x 2.3m) Three piece suite comprising bath with shower and curtain over, close coupled WC and wash basin. Part tiled elevations. Radiator.

Storage cupboard: Good sized storage cupboard with hanging space and consumer unit.

Outside: The apartment enjoys a private balcony which has been recently re decked and has attractive views, this apartment has allocated parking in the secure parking space garage below as well as on-site visitor parking.

Viewings: Please call Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is Leasehold, 125 years from 1 July 2005. We are advised the ground rent is £200 per annum. Service charge is £2100.

Council tax: Cardwells estate agents Bolton research indicates the property is band D £2267

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

Conservation area: Cardwells estate agents Bolton research indicates the property is in Chorley New Road 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. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

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

Holding Deposit A holding deposit will be required to be paid to Cardwells Estate Agents, the holding deposit is 1 weeks rent = (monthly rent x 12 /52) terms and conditions apply.

Deposit A deposit of 5 weeks rent is payable and will be lodged via the Deposit Protection Scheme, more information can be found at www.depositprotection.com

