



Sanctuary Mews, Last Drop Village

Bolton, BL7 9GD

Offers around £175,000



Tucked away in a near-new gated development within Last Drop Village in Bromley Cross, this second floor one-bedroom apartment is exclusively for over 55s and combines stylish contemporary living with privacy and convenience. The apartment is finished to pristine modern standards throughout, having only been built around 2 years ago. A quick summary of the apartment includes an open plan lounge-diner, integrated kitchen, bathroom, and bedroom, and externally there is allocated parking and a storage unit. A unique feature of this development is the privileges and discounts available at Last Drop Village, and the close proximity to the amenities of Bromley Cross means everything you need is right on your doorstep.



The Living Space

The apartment's living space comprises an open plan lounge-diner leading onto an open aspect kitchen, and due to this property's new-build nature, everything is near-new with a fresh, modern style. The décor is neutral and well presented, meaning you can simply move in and unpack, and the kitchen is fitted with a range of integrated appliances that add to the practicality...

A range of Neff cooking appliances includes an oven, microwave oven, and four plate hob with matching extractor hood, plus a selection of other integrated appliances including fridge, freezer, and washer/dryer. The kitchen design complements the rest of the apartment, keeping to that fresh and modern style, where white units complement the light grey worktop with inset lighting, and the wood-effect grey floor adds a stylish contrast.

The Bedroom & Bathroom

The bathroom is also a sleek modern design with grey tiling to the floor and walls, and the three-piece suite comprises a large walk-in shower with rainfall shower head, vanity basin with integral storage, and WC. The bedroom is a substantial double with pristine interiors and neutral décor, plus the added benefit of several fitted, mirrored wardrobes that provide plenty of space for extra storage.

The Private Parking, Access, & Grounds

The apartment building is situated in well-kept, landscaped grounds with shrub beds and surrounding trees that add a touch of green. The development has both pedestrian and vehicular security gates, and the apartment building has a video intercom system, allowing you to see and speak with whoever is at the main door. Access to the apartment is via the main door to the apartment building, with a choice of taking the lift or getting your steps in and using the stairs! The apartment has an allocated parking space, plus visitor parking, and also benefits from a storage unit situated under the building, which is lockable and watertight – a very handy addition for apartment living.

The Location

The Sanctuary is a new, sought-after development within the vicinity of Last Drop Village, off Hospital Road in Bromley Cross. The village-like community of Bromley Cross comes with this property, where everything you need is on your doorstep! From the selection of cafes, pubs, restaurants and shops in Bromley Cross and Egerton, with Harwood and Bradshaw being just a touch further afield.

This location is also close to plenty of lovely countryside for scenic walks. Bromley Cross Train Station is just a few minutes in the car or a 10 minute walk, and the A666 offers direct access to the motorway network.

The Specifics

- The tax band is A.
- The tenure is leasehold with a ground rent of £100 per annum.
- The length of the lease is 999 years from 24th June 2021.
- The service charge is £390 per quarter / £1,560 per annum.
- There are 8 years left on the NHBC warranty.
- There is no gas to the property. The property has an electric boiler and hot water tank system, which is 2 years old and has been serviced annually, last in early November 2023.

Last Drop Village Privileges

With this property you are entitled to discounted membership prices at Last Drop Village and Spa during off peak times, in addition to other benefits.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

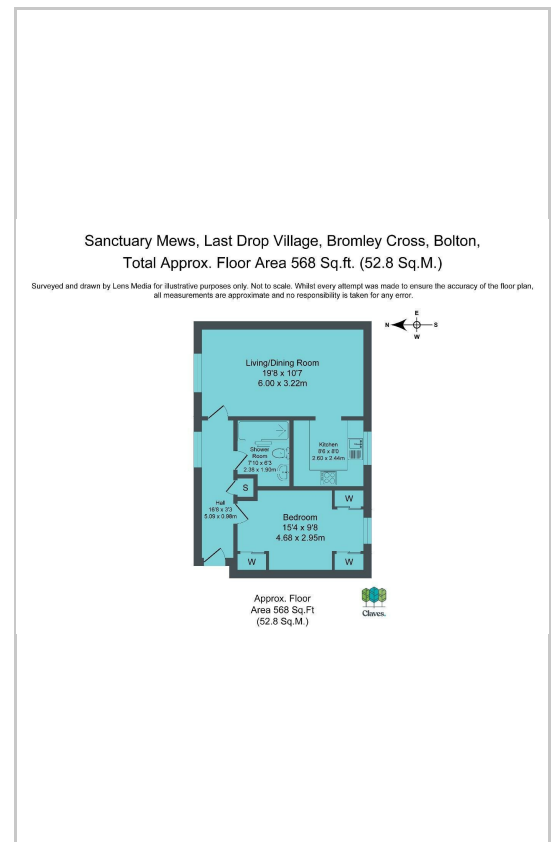
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Area Map



Floor Plans



Energy Efficiency Graph

