



Broadhead Road

Bolton, BL7 0JF

£215,000



No chain! Located in a beautiful countryside setting within a few minutes' drive from Edgworth, this modern two-bedroom apartment is presented in pristine condition throughout, with stylish interiors, and stunning south-facing views from its second-floor position. The accommodation includes a lounge, kitchen-diner, two double bedrooms, main bathroom, central hallway, and plenty of storage via a walk-in closet and loft – a rare feature for an apartment! Within the private grounds are two parking spaces and scenic communal gardens. There's also a lift if you don't want to take the stairs.



A Scenic Approach

After the scenic approach on the lovely winding Broadhead Road, step out the car and the sense of countryside calm immediately makes itself known – such a lovely place to call home. And with your own two allocated spaces you will never struggle for parking here. Make your way inside... The well-kept stairway and corridor areas set the tone for the calibre of property on offer here. Number 10 sits on the second floor to the rear of the building.

Living Space

Up to the second floor and the apartment welcomes you into the central hallway which is grounded by a gorgeous Karndean floor which continues and invites you into the lounge...

Due to its south-facing orientation the lounge is bright and airy with streams of natural light pouring in through the Juliet balcony, framing the lovely views of the neighbouring open countryside. Imagine the doors open on a lovely summer's day with a cool breeze blowing in – bliss! This room gives you the first glimpse of the immaculate condition found throughout, with tasteful, neutral interiors that you can move into without lifting a finger.

From the lounge is the contemporary integrated kitchen which comes with a range of fitted features including Neff cooking appliances with an electric oven, four plate hob and extractor, in addition to a dishwasher, washer/dryer, and a stainless-steel sink with mixer tap set into the Quartz worktop. Other premium touches within the apartment include steel plug socket frames and oak fire doors – the little details matter! And the kitchen has the added convenience of accommodating space for a small table. The kitchen-diner also features a glass wall looking into the hallway – a unique feature which adds to the design and stylish modern vibe, while also allowing plenty more natural light to stream in.

This apartment isn't just visually attractive, it's practical too, with the benefit of a large storage closet which is situated near the front door – perfect for shoes, coats and other bits and bobs. And for those with lots of stuff, you have the added advantage of a large loft space!

Bedrooms & Bathrooms

The views continue in the bedrooms too, giving that sense of countryside peace and quiet from all rooms. Both bedrooms are good sized doubles with fitted wardrobes, and the master is arguably interchangeable, due to both being generous sizes, and both being in equally impressive condition.

A contemporary three-piece suite is found in the bathroom, comprising bath with shower, wash basin and WC, with neutral tiled surrounds. Again, all of which is found in excellent condition!

Location

In its elevated position near Edgworth with calming scenic views, Wadhams Court is perfectly suited for those with a love of the countryside, offering the convenience of secure and easy maintenance living in a tranquil setting, benefitting from the perks of village life without being in the middle of it.

A range of country pubs, eateries and independent shops, leisure facilities and schools can be found in the nearby village-like areas of Edgworth, Bromley Cross, Egerton, Hoddlesden, and Hawkshaw. Plus, there are outdoor pursuits in abundance in every direction, from country walks, to running, cycling, equestrian facilities, golfing and more.

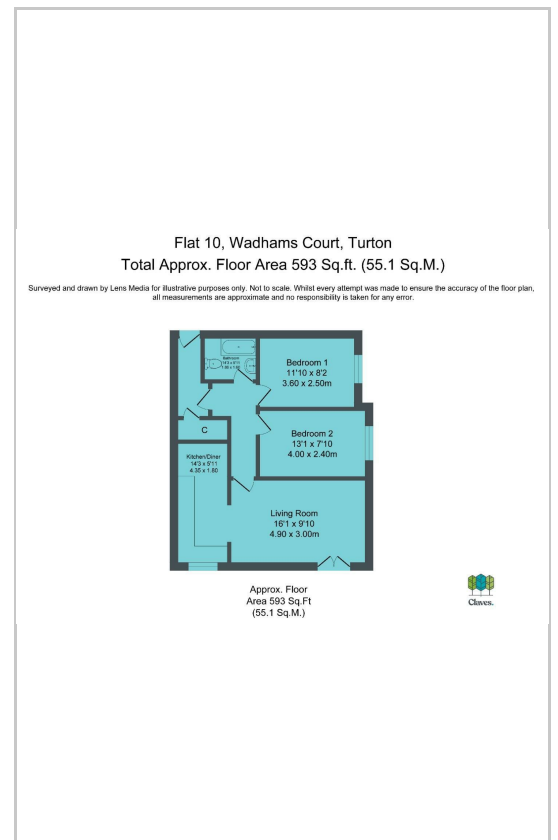
Specifics

- The tax band is B.
- The energy efficiency rating is 83 which is considered very good and significantly higher than average.
- The tenure is leasehold with a ground rent of £250 per annum.
- The service charge is £116 per month / £1,392 per annum.
- The length of the lease is 250 years from 1st January 2015, hence 241 years remain.
- There is gas central heating with a combi boiler located in the kitchen.
- The apartment has two allocated parking spaces in the private car park at the front.
- The property has an audio intercom system linked to the main entrance of the building.
- The cleaning and maintenance of the internal and external communal areas are included within the service charge, including the intercom, and window cleaning.
- The apartment is suitable for those with limited mobility with a ramp leading to the main front door then a lift connecting all floors.

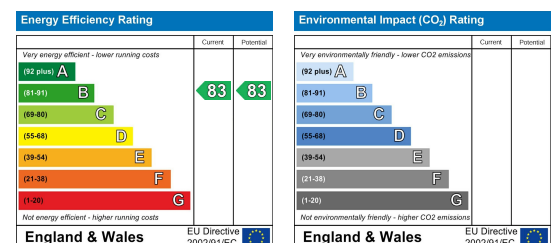
Area Map



Floor Plans



Energy Efficiency Graph



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