

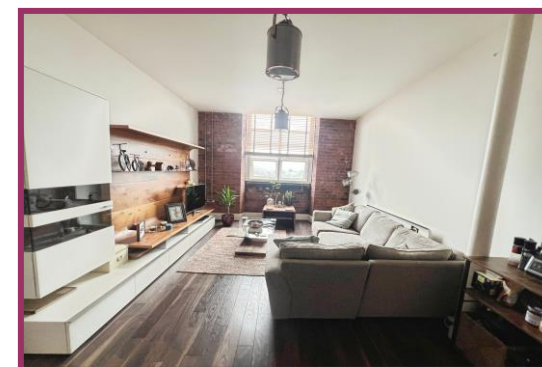
Floor Plan

Independent Estate Agents  
**Cardwells**  
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**ATLAS MILL, BENTINCK STREET, HEATON, BL1 4JB**



- Superb top floor apartment
- Lift served, far reaching views
- Two good bedrooms with furniture
- Both a bathroom & en suite shower room
- Stylish open plan lounge/diner & kitchen
- Modern fittings within a period building
- Secure, electric gated allocated parking
- Great location, Ideal 1st home or buy to let



**£100,000**

**BOLTON**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Independent Estate Agents  
**Cardwells**  
Est. 1982





A beautifully appointed top floor apartment which enjoys wonderful far reaching views in our opinion this may make an ideal first home, a superb addition to a landlord's buy to let property portfolio or a perfect secure base for someone who may enjoy some time of the year away from home.

This is one of the few apartments in this highly sought after development that enjoys both an en suite shower room and a separate bathroom and in addition, importantly there is allocated car parking in the secure gated car park. The location is fantastic, ideal for some superb amenities nearby, with Morrisons a short walk away, superb bars and restaurants nearby and easy access to popular sports and leisure facilities. Further a field access to both the motorway and railway networks are within easy reach, as are the town centre of Bolton and Middlebrook leisure and retail park.

The property is lift served and accessed from a beautiful atrium flooded with natural light, with accommodation that extends to around 742 square feet and briefly comprises: reception hallway, open plan lounge diner with wonderful views, the lounge/diner opens into the kitchen which is complete with integrated dishwasher etc. The master bedroom also enjoys lovely far reaching views, plus has professionally fitted bedroom furniture and benefits from the three piece en suite shower room off, the second bedroom is a good size again complete with bedroom furniture and importantly there is a separate family bathroom. Externally there is allocated secure electric gated parking and the property enjoys the use of the communal internal garden areas ideal to chat and relax.

The property benefits from double glazing, electric heating and there is a great deal to appreciate. In the first instance there is a walk through viewing video available to watch and then a personal inspection can be arranged by calling Cardwells Estate Agents Bolton 01204 381281, emailing: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting [www.cardwells.co.uk](http://www.cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Reception hallway:** 15' 9" x 5' 1" (4.80m x 1.55m) Wall mounted intercom and heating controls, wall mounted electric heater, built in utility space.

**Open plan lounge/diner/kitchen:** 23' 0" x 12' 0" (7.01m x 3.65m) A wonderful open plan space that enjoys far reaching views and exposed brick wall which is in keeping with the buildings mill heritage while being juxtaposed with modern amenities, such as a stylish professionally fitted kitchen with a gloss range of matching drawers, base and wall cabinets, integrated dishwasher, oven/grill and extractor etc. There is beautiful flooring that flows through the kitchen, lounge and dining space and this is a wonderful open plan space to relax and entertain.

**Bedroom 1:** 16' 10" x 10' 6" (5.13m x 3.20m) Exposed feature brick wall, uPVC double glazed window enjoying the far reaching views, professionally fitted wardrobes, wall mounted electric heater.

**En suite:** 6' 11" x 6' 4" (2.11m x 1.93m) Three piece suite comprising WC, pedestal wash basin and walk in shower cubicle, ceramic wall tiling, electric heater.

**Bedroom 2:** 9' 4" x 12' 2" (2.84m x 3.71m) Professionally fitted wardrobes, wall mounted electric heater.

**Bathroom:** 7' 3" x 5' 7" (2.21m x 1.70m) Stylish three piece suite comprising WC, pedestal wash basin and bath with overhead mixer shower, ceramic wall tiling to the majority, wall mounted heated towel rail.

**Viewings:** In the first instance there is a walk through viewing video available to watch and then a personal viewing can be arranged by calling Cardwells Estate Agents Bolton 01204 381281, emailing: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold - 125 years from 2009. We are advised the ground rent is £250 per annum and the service charge is £1800 per annum

**Council tax:** Cardwells Estate Agents Bolton pre market researcher indicates that the council tax is band B with Bolton Council at an approximate cost of around £1757.00 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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (01204) 381281, email: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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.

**Arranging a mortgage:** Cardwells Estate Agents Bolton 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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://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.

