



3 Rockhaven Court, Bolton

£199,950



- Ground Floor Retirement Apartment for Over 60's
- Convenient Location
- Attractive and Well Presented
- Two Double Beds (One Fitted)
- Easy access to Shops, Restaurants and Local Facilities including Travel
- Maintenance Charge £2743 p.a. (reviewed annually)

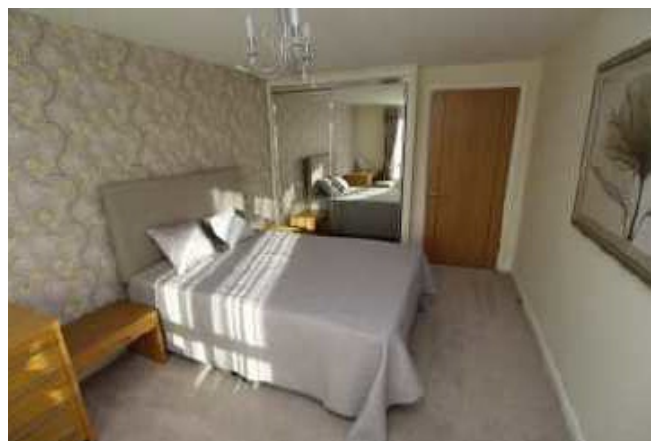
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Well presented ground floor two bed apartment in this development of 45 one and two bed roomed retirement apartments situated on Chorley New Road in Horwich. The apartment consists of entrance hall, lounge/dining room, fitted kitchen with integrated appliances, two double beds and fully equipped three piece bathroom with vanity unit and walk in shower cubicle. Attractive and comfortable communal lounge with TV viewing facilities. Ideal for entertaining visitors and meeting up with other residents. Externally there are communal gardens and car parking facilities. The apartment has the benefit of a house manager during office hours, security intercom system and emergency pull down cord.



Entrance Hall

Front door with security spy hole. Airing cupboard, storage cupboard, intercom security system, 24 hour emergency pull cord.

Lounge/Dining

16'11" x 11'10" (5.16m x 3.61m)

Feature fire surround with inset electric fire, double glazed door leading to patio area and communal gardens. Two double glazed windows, Sky/Sky+ connection. Part glazed door leading to

Kitchen

9'0" x 5'10" (2.74m x 1.78m)

Wall and base units with complementary worktops, stainless steel sink and drainer. Integrated oven and fridge/freezer, halogen hob and extractor hood. Part tiled.

Bedroom One

13'11" x 9'8" (4.24m x 2.95m)

Double bedroom, mirrored fitted wardrobes and storage. Sky/Sky+ connection.

Bedroom Two

13'2" x 8'7" (4.01m x 2.62m)

Double

Bathroom

9'7" x 6'10" (2.92m x 2.08m)

Three piece suite with vanity unit, walk in shower cubicle. Electric heater and extractor fan.

External

Good sized communal gardens with car parking space available (£250.00 p.a). Car parking space available on a first come first served basis.

PROPERTY MISDESCRIPTION ACT 1991.

Chris Ball Sales & Lettings for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations and all purchasers are recommended to carry out their own investigations



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