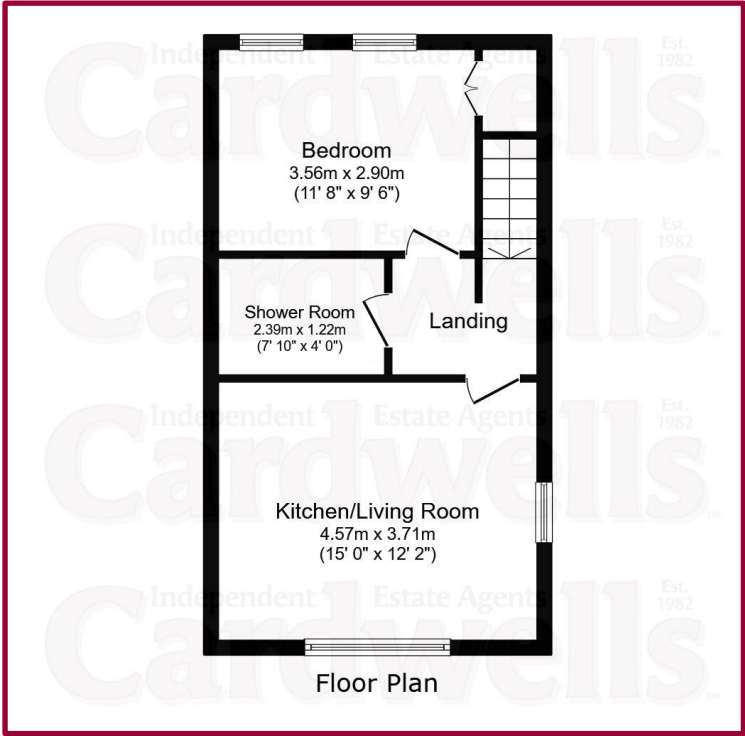




Independent Estate Agents
Cardwells™

www.cardwells.co.uk

CHORLEY OLD ROAD, HEATON, BOLTON, BL1 6AB



- Modernised flat
- Unfurnished
- Well presented interior
- Private entrance
- 1 bedroom
- Open plan living & kitchen area
- Close to town centre
- Available now



Monthly Rental Of £750

BOLTON
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

BURY
14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
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Incorporating: Wright Dickson & Catlow, WDC Estates

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Cardwells are pleased to offer for rent this modernised apartment, situated on the top floor, with a private entrance. The property has been renovated to a good standard ready to move into. The accommodation has one generous sized bedroom and open plan lounge kitchen and a shower room. The location is ideal for transport links and Bolton Town Centre. There are an array of local shops and amenities. The apartment is unfurnished and available now for viewing. Please contact Cardwells letting agents Bolton (01204) 381281, lettings@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hall Enclosed staircase to the landing, UPVC double glazed door.

Lounge/Kitchen 15' 0" x 12' 2" (4.57m x 3.71m) UPVC double glazed window front aspect, wall mounted electric heater below, newly fitted contemporary wall and base units with complementary work top surfaces, stainless steel sink unit with mixer tap, built in oven, inset halogen hob with an extractor canopy above, space for a washing machine and a fridge.

Bedroom 11' 8" x 9' 6" (3.55m x 2.89m) 2 UPVC double glazed windows rear aspect, wall mounted electric heater below, built in storage cupboard.

Shower Room 7' 10" x 4' 0" (2.39m x 1.22m) Shower cubicle, close coupled WC, wash basin with mixer tap, fitted vanity units below, heated towel rail, extractor fan.

Floor Area Cardwells Letting Agents Bolton premarketing research indicates that the overall approximate plot size is around 36m2.

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.

No Deposit Option Find out how to rent this property deposit free with Reposit - <https://reposit.co.uk/> Tenants pay a one week non refundable service charge direct to Reposit subject to a minimum of £150.

Deposit Option 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

Tenure Cardwells Lettings Agents Bolton pre marketing research indicates that the property is Leasehold

Council Tax The property is within the borough of Bolton and at this time is being registered for council tax, as of yet no band has been assigned.

Conservation Area Cardwells Lettings Agents Bolton pre-marketing research indicates that the property is not within a conservation area.

Flood Risk Cardwells Lettings Agents Bolton pre-marketing research indicates that the property is regarded as having a “very low” risk of flooding.

Viewings Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Lettings Agents Bolton on 01204 381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. In the first instance, there is a walk-through viewing video available to watch.

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.

