



Floor Plan

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## SHARPLES HALL MEWS, SHARPLES, BL1 7HL



- Well presented first floor apartment
- Two good sized bedrooms
- Modern kitchen and bathroom
- Warmed by electric heating
- Sought after over 55's development
- Close to local amenities
- Communal gardens and parking
- Good transport links



## Offers Over £110,000

### BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

### BURY

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

### LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates



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Beautifully presented first floor apartment located within the sought after over 55's development of Sharples Hall. The property is located close to many local amenities including Asda and excellent transport links are all in close proximity. The apartment is warmed by electric heating with uPVC double glazing and the accommodation comprises a hallway, two good sized bedrooms, lounge, modern kitchen and bathroom with recently fitted shower cubicle. Externally there is ample communal parking with visitors parking and beautifully presented communal garden. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk)

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

**Hallway:** Ceiling light point, loft access, two large storage cupboards.

**Lounge:** 14' 3" x 11' 9" (4.34m x 3.58m) Ceiling light point, double glazed window to the rear.

**Kitchen:** 8' 9" x 8' 6" (2.66m x 2.59m) Ceiling light point, downlights, double glazed window to the front, range of fitted wall and base units with integrated extractor fan, electric hob, electric oven, one and a half bowl stainless steel sink with mixer tap and drainer, space for a washing machine, under counter fridge, under counter freezer, tiled floor with splashback to the walls.

**Bedroom 1:** 14' 3" x 8' 2" (4.34m x 2.49m) Ceiling light point, double glazed window to the rear, fitted wardrobes,

**Bedroom 2:** 14' 3" x 5' 11" (4.34m x 1.80m) Currently used as a dining room, double glazed window to the rear, wall mounted electric heater, fitted wardrobe.

**Bathroom:** 7' 1" x 5' 7" (2.16m x 1.70m) Downlights, double glazed window to the front, wall mounted vertical ladder radiator, three piece suite incorporating a vanity unit with inset sink, wc and recently fitted shower cubicle, tiled floor with splashback to the walls.

**Outside:** Externally there is communal parking with visitors spots and beautifully presented communal garden.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.02 acres.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold 125 years from 1 October 1985

**Service Charge:** £2,602.92 per annum service charge.

**Viewings:** Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk).

**Council Tax:** Council Tax: Cardwells estate agents Bolton research shows the property is band B annual charges of £1763

**Flood Risk:** 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 in a conservation area of Eagley Bank.

**Thinking of selling or letting:** 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 market may be particularly helpful as a starting point before advertising your property sale. Just call us (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 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)

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