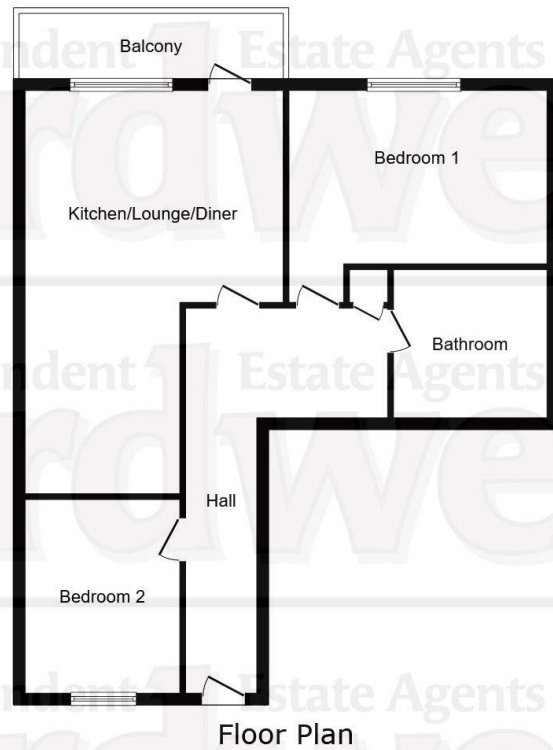




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



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THE PICTURE HOUSE, BRADSHAWGATE, BOLTON, BL1 1QD



- Stylish 2 bed apartment
- Currently 50% shared ownership
- Option to purchase 100% (£65,000)
- Ideally cash buyers/investors
- No upward chain involved
- Town centre position
- Secure allocated parking space
- Balcony, excellent amenities



£65,000 100% share

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

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell & R.W. Thompson.

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No upward chain involved! A stylish and modern first floor apartment, situated in the heart of Bolton town Centre. The property is currently owned on a 50% shared ownership basis, however the full 100% can be purchased, from Irwell Valley housing association. We understand that to purchase the remaining 50% would be currently £30,000 (£65,000 in total purchase price). It would ideally suit a cash buyer or investor. This two bedroom 1st floor apartment has an allocated secure parking space and a balcony. Situated in the communal entrance hall there is a lift to all floors. The town centre has a wealth of amenities, including excellent transport links, giving easy access throughout the northwest. All the rings are by appointments through Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hall: Wall mounted electric heater built in airing cupboard.

Open plan lounge/kitchen: 24' 1" x 15' 5" (7.34m x 4.70m)

Lounge area: Double glazed door leading onto a balustrade balcony. Wall mounted electric heater.

Kitchen: Modern fitted wall and base units with complementary work surfaces and splashback, built in oven and grill, electric hob, stainless steel extractor canopy above, stainless steel sink unit with a mixer tap, space for a fridge, tiled floor, inset spotlights, extractor fan, wall mounted electric heater.

Bedroom 1: 15' 5" x 12' 8" (4.70m x 3.86m) Double glazed window rear aspect, wall mounted electric heater.

Bedroom 2: 11' 7" x 9' 3" (3.53m x 2.82m) Double glazed window front aspect, wall mounted electric heater.

Bathroom: Modern white suite comprising, enclosed bath with mixer tap/shower attachment, close coupled WC, wash basin with mixer tap, part tiling to the walls, chrome plated towel rail, inset spotlights, extractor fan.

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is Leasehold, 125 years from February 2007. We are advised the service charge monthly £229.29.

Council tax: Cardwells estate agents Bolton research indicates the property is band B annual cost of £1763

Flood risk information: Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

Conservation area: Cardwells estate agents Bolton research indicates 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 or visit: 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 or visiting: 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.

