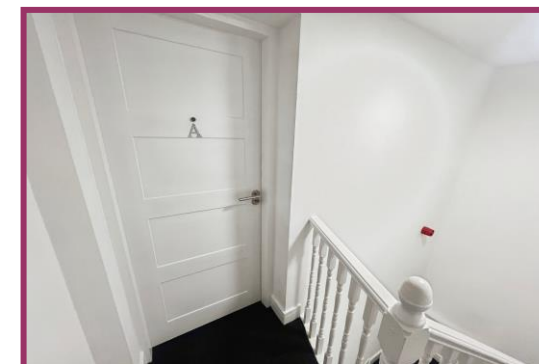


**SILVERWELL STREET, BOLTON
BL1 1PP**



- Stunning one bedroom first floor apartment
- Lounge dining kitchen/one double bedroom
- Part furnished
- Communal entrance/town centre location
- Fabulous presentation/viewing a must!
- Deposit of £950
- 12 Month minimum lease term
- EPC rating C



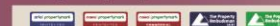
£825.00 PCM

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

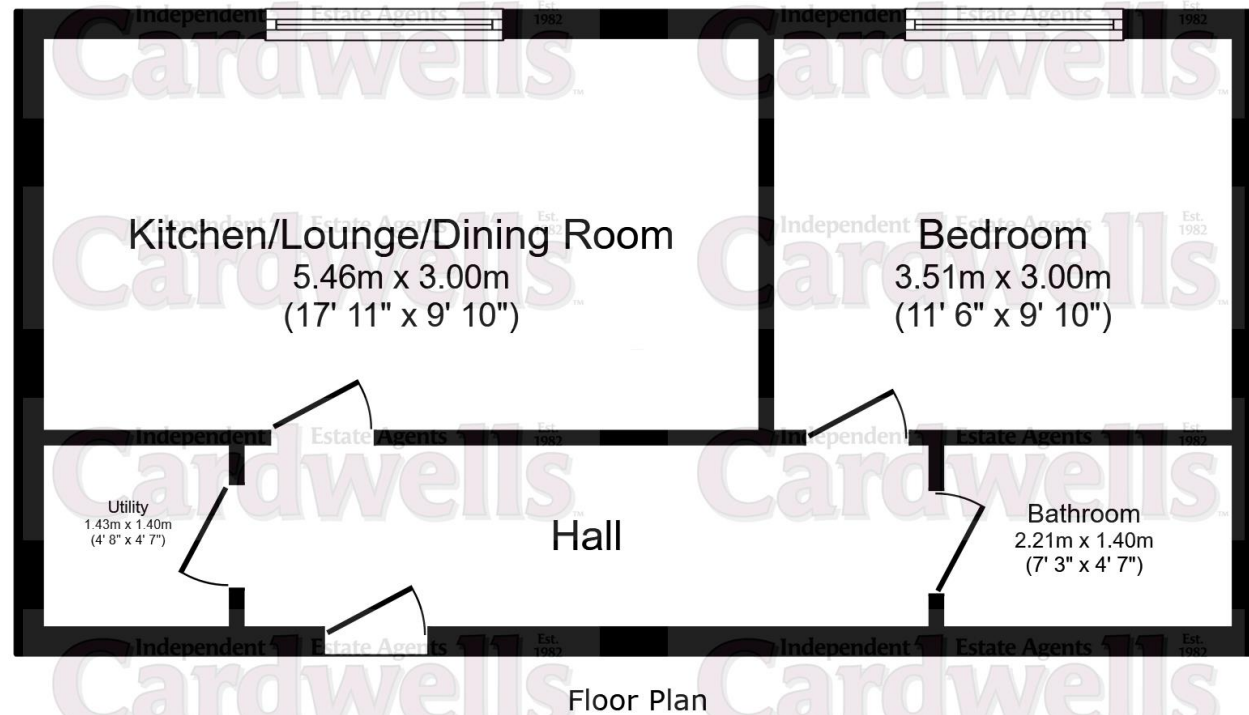
BURY
14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
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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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	78
(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			

Cardwells Letting Agents Bolton are delighted to offer to the rental market this brand new one bed first floor apartment which is tucked away just off Silverwell Street in Bolton. The area is well served with excellent transport links with popular bars, restaurants and cafés all within comfortable walking distance. Our clients have done a comprehensive upgrade of the apartment and the beautifully presented accommodation briefly comprises: Private communal access door with stairs leading up to the apartment, timber entrance door, reception hallway, open plan lounge dining kitchen, a double bedroom and a contemporary three piece shower room. The apartment comes with a brand new energy efficient heating system and viewings can easily be arranged by ringing Cardwells Letting Agents Bolton on 01204 381281 or via email at lettings@cardwells.co.uk. In the first instance there is an online walk through video for your perusal.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Private communal entrance with stairs leading up to the apartment.

Timber entrance door giving access to.

Reception Halway 4' 3" x 18' 11" (1.29m x 5.76m) Wall mounted intercom, wall mounted electric heater, built in utility housing the heating system.

Open plan lounge dining kitchen 9' 10" x 17' 11" (2.99m x 5.46m) Very well appointed professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, high gloss base and wall units, oven, four ring electric hob with extractor above, timber double glazed window, wall mounted heater.

Bedroom 9' 6" x 11' 6" (2.89m x 3.50m) Timber glazed window, wall mounted heater.

Bathroom 7' 3" x 4' 7" (2.21m x 1.40m) Three piece suite comprising WC, wall mounted wash basin on a vanity unit, walk in shower cubicle, wall tiling to the majority

Council Tax Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band A and the current cost is approximately £1,506.33 per annum payable to Bolton council

EPC The performance certificate rating is C.

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.

Deposit 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

Flood Risk Information Cardwells Letting Agents Bolton pre market research indicates that the property is in a very low flood risk area.

Viewings Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Letting Agents Bolton on 01204381281, emailing; lettings@cardwells.co.uk or visiting: www.Cardwells.co.uk. In the first instance a walkthrough viewing video will be available to watch in due course.

Thinking of selling or renting? If you are thinking of selling or renting a property, perhaps Cardwells Letting 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 or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

Disclaimer This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure 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 brochure content, 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 and should be used as such by any interested party. Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

