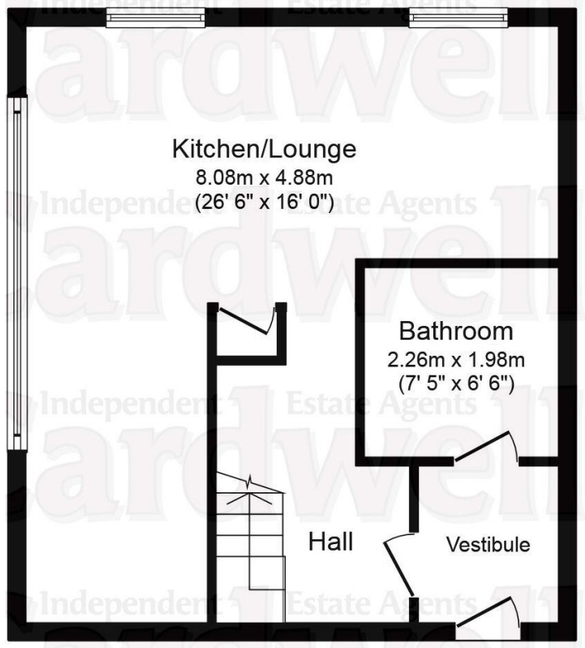


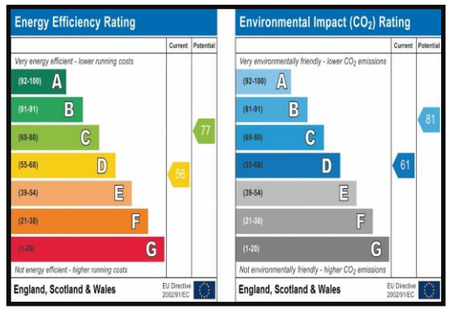




Ground Floor



First Floor



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www.cardwells.co.uk

THE OLD SCHOOL ROOMS GREAT MOOR STREET, BOLTON, BL1 1NR



- Lift Served One Bed Apartment
- Secure Top Floor Accommodation
- Hall/Lounge/Fitted Kitchen
- Mezzanine Bedroom
- White 3 Piece Bathroom
- Deposit of £865.00
- No parking
- Council tax band B





£750.00 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
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: lettings@cardwells.co.uk



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.

Very well presented one bed apartment available now. Situated in the heart of the town centre this secure top floor apartment offers access to all shops, restaurants and excellent transport links to surrounding areas. Briefly comprising: Lift served access to the welcoming reception area, timber entrance door, hallway with turning staircase to the bedroom, light airy lounge, fitted kitchen with white goods included and a white 3 piece bathroom. Warmed by electric night storage heaters, secondary glazed windows. Please note there is no parking space with the property. Please contact Cardwells Estate Agent Bolton seven days a week on 01204 381281 or email us at lettings@cardwells.co.uk to arrange a personal inspection. Please watch the online walk through video prior to booking your personal inspection.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:
Timber Entrance Door

Hallway 11' 3" x 3' 9" (3.43m x 1.14m) Intercom system, fitted carpet, wall mounted night storage heater, turning staircase to bedroom.

Lounge 14' 9" x 9' 3" (4.49m x 2.82m) Fitted carpet. 2 night storage heaters, two secondary glazed windows, under stairs storage.

Kitchen 11' 7" x 5' 10" (3.53m x 1.78m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, base and wall units, worktops, oven, four ring hob with extractor above, white goods included, quality cushion flooring, secondary glazed window.

Bedroom 11' 6" x 11' 4" (3.50m x 3.45m) Carpet, built in storage, wall mounted night storage heater.

Bathroom 7' 5" x 4' 4" (2.26m x 1.32m) Three piece suite comprising WC, pedestal wash basin, bath with mixer shower attachment and fitted curtain, cushion flooring, full wall tiling, wall mounted vanity cupboard.

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 Option A deposit of 5 weeks rent is payable should you choose the Deposit Protection Scheme, more information can be found at www.depositprotection.com

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. Tenants will remain liable to pay any damages, cleaning, and any arrears at the end of the tenancy.

Council Tax Band Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band B and the current cost is £1,594.87 per annum payable to Bolton council

Plot Size Cardwells Letting Agents Bolton pre market research indicates that the plot size is approximately 473 ft.²

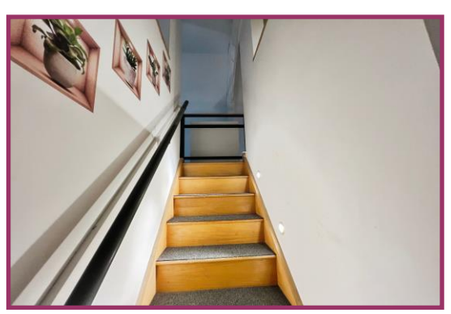
Viewings Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; lettings@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in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

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.







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