



Independent Estate Agents
Cardwells Est. 1982

www.cardwells.co.uk

GREENMOUNT COURT, HEATON, BL1 5HD



- First Floor Retirement Apartment (55+)
- Private Balcony Overlooking Communal Gardens
- Two Good-Sized Bedrooms
- Well-Maintained Communal Grounds
- Excellent Access to Local Amenities
- Convenient Public Transport Connections
- Easy Reach of Bolton and Lostock Railway Stations
- Viewing Highly Recommended



Offers in the Region Of £120,000

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

Independent Estate Agents
Cardwells Est. 1982

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.



Occupying an attractive position within a well-regarded retirement development for the over 55s, this spacious two-bedroom first floor apartment offers comfortable, low-maintenance living in a convenient and highly accessible location. The accommodation comprises a welcoming entrance hallway, a bright and generously proportioned lounge with access to a private balcony enjoying pleasant views over the beautifully maintained communal gardens, a fitted kitchen, two good sized bedrooms and a modern shower room. The development benefits from attractive communal grounds, providing a peaceful environment for residents to relax and enjoy. The property is ideally positioned in the popular Heaton area of Bolton, with a range of everyday amenities close at hand, including local shops, supermarkets, cafés, healthcare facilities and leisure amenities. Bolton town centre is easily accessible and offers a wider selection of shopping, dining and recreational facilities. For those relying on public transport, there are regular bus services nearby providing convenient access to Bolton town centre and surrounding areas, while Bolton Interchange offers extensive regional bus connections throughout Greater Manchester. Excellent transport links are also available, with both Lostock and Bolton railway stations within easy reach, providing rail services to Manchester, Preston and beyond. The location additionally offers convenient access to the regions motorway network, making it ideal for visiting family and friends across Greater Manchester and Lancashire. 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 or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

1st Floor Apartment: Entrance Hallway with ceiling light point, coving to the ceiling, loft access, storage heater, storage cupboard, intercom system.

Lounge: 13' 5" x 12' 6" (4.10m x 3.82m) Ceiling light points, electric fire and feature surround, storage heater, double glazed door leading onto the balcony at the front.

Kitchen: 7' 10" x 6' 11" (2.38m x 2.11m) Ceiling light point, coving to the ceiling, double glazed window to the side, range of fitted wall and base units with integrated one and a half bowl stainless steel sink with mixer tap and drainer, extractor fan, space for an electric cooker, washing machine and fridge/freezer, tiled splashback to kitchen walls.

Bedroom 1: 10' 9" x 9' 4" (3.27m x 2.84m) Ceiling light point, coving to the ceiling, fitted wardrobes, double glazed window to the side, storage heater.

Bedroom 2: 10' 3" x 9' 4" (3.12m x 2.84m) Ceiling light point, coving to the ceiling, fitted wardrobes, double glazed window to the side, storage heater.

Shower room: 6' 11" x 6' 6" (2.10m x 1.97m) Ceiling light point, double glazed window to the side, three piece suite incorporating a vanity unit with inset sink, wc, walk in shower cubicle, storage heater, tiled walls.

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

Tenure: Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 99 years from 30 September 1999.

Council Tax: Cardwells estate agents Bolton research shows the property is band C annual charges of £2133

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 Chorley New Road conservation area.

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 or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

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 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 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

