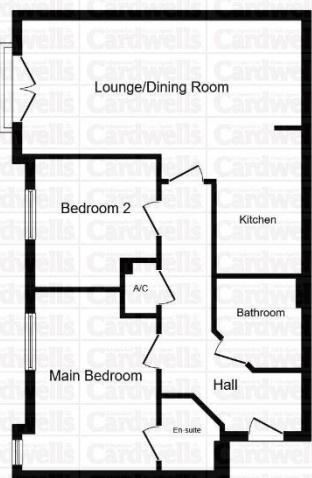




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	70	83
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		



Independent Estate Agents
Cardwells Est. 1982

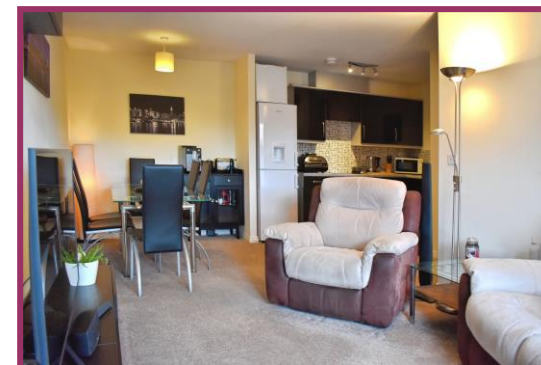
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ASTLEY BROOK CLOSE, ASTLEY BRIDGE, BL1 8SP



- Modern top floor apartment
- Stylish accommodation
- Two bedrooms
- En suite and three-piece bathroom
- Fitted kitchen area
- Allocated parking space
- Convenient location
- Early viewing advised



£110,000

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: bolton@cardwells.co.uk

BURY

14 Market St, Bury, BL9 0AJ

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Conveniently located for Bolton town Centre and numerous transport routes as well as gymnasium, cinema and eateries, this two bedroom top floor apartment is an ideal consideration for first time buyers, investors and downsizers alike. The accommodation is well presented and briefly comprises entrance hallway, open plan living area to include lounge dining and kitchen, master bedroom with ensuite shower room, second bedroom and a bathroom with three piece suite. Early viewing is advised which can be arranged by calling Cardwells Estate Agents Bolton on 01204 381282, online @cardwells.co.uk or emailing bolton@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Communal hallway: Timber self closing door to the front elevation providing access to all apartments with stairs leading to the upper floors. No lift.

Apartment hall: 17' 9" x 3' 3" (5.4m x 0.99m) Timber door. Loft access with pulldown ladder leading to boarded loft space for storage.

Open Plan living area:

Lounge/dining area: 20' 6" x 9' 10" (6.25m x 3m) Double glazed French doors opening onto a Juliet balcony enjoying woodland views.

Kitchen area: 9' 11" x 6' 3" (3.02m x 1.91m) Range of base unit with contrasting work surfaces and matching wall mounted cabinets. Inset sink and drainer. Inset electric oven. Built-in induction hob with extractor hood over. Integrated dishwasher. Space for fridge freezer. Plumbed for washing machine.

Master bedroom: 12' 10" x 8' 11" (3.91m x 2.72m) Double glazed window to the rear elevation.

En suite to master bedroom: 5' 7" x 6' 5" (1.7m x 1.96m) Three piece suite comprising corner shower cubicle, pedestal wash handbasin and WC. Part tiled elevations. Chrome heated towel rail.

Bedroom 2: 9' 5" x 8' 11" (2.87m x 2.72m) Double glazed window to the rear elevation.

Bathroom: 6' 7" x 6' 3" (2.01m x 1.91m) Three piece suite comprising panel bath, pedestal wash hand basin and WC. Part tiled elevations.

Airing cupboard: 3' 10" x 2' 5" (1.17m x 0.74m) Hot water tank. Storage.

Externally: The apartment comes with one allocated outside parking space.

Viewing: Please call 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 commencing 1 January 2007, service charge £240 per quarter and ground rent £125 per annum.

Council tax: Cardwells estate agents Bolton research indicates the property is band B £1763 per annum

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 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

