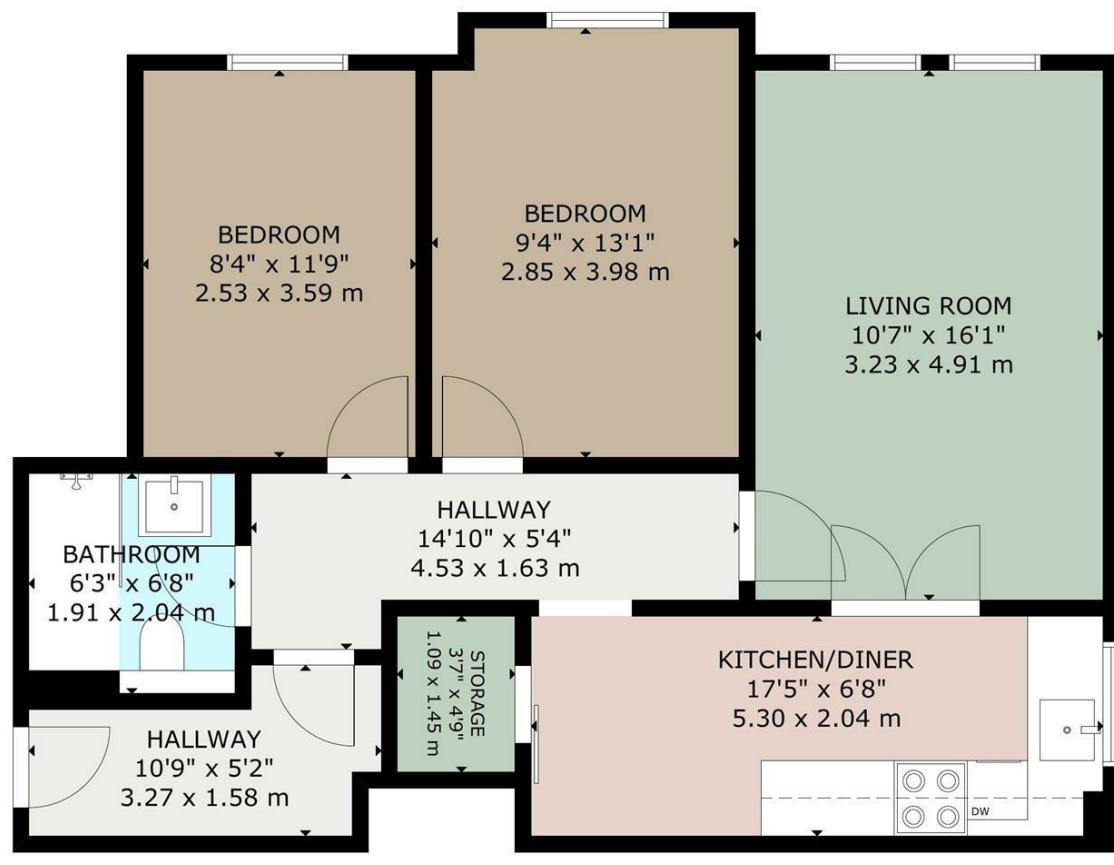


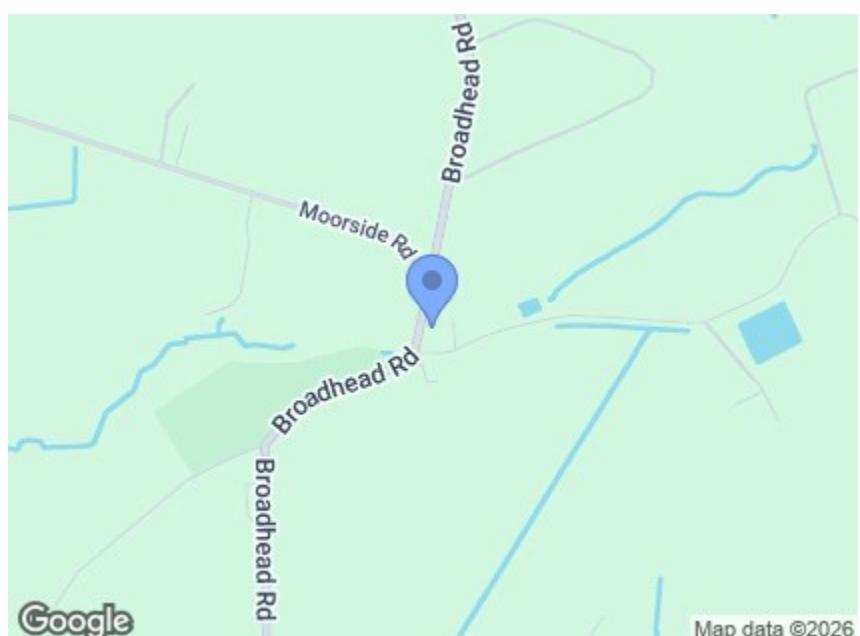


# CHARLES LOUIS HOMES LIMITED



## Directions

Postcode - BL7 0JF What three words -  
//tedious.configure.letters



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

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	Current
(81-91) B	Potential
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Wadham's Court Broadhead Road Turton, Bolton, BL7 0JF

**£180,000**



- Beautifully presented two-bedroom first-floor apartment in the peaceful village of Crowthorn
- Offers two allocated parking spaces, secure intercom entrance, and lift access
- Modern kitchen/diner with integrated appliances and scenic views
- Conveniently located near Edgworth's amenities, walking trails, schools, train stations, and motorway links
- Set within a charming stone-built development with stunning countryside views
- Spacious lounge with dual-aspect windows and stylish Karndean flooring throughout
- Two double bedrooms and a newly fitted shower room with a walk-in shower
- Tenure - Leasehold, Council Tax - Blackburn with Darwen band B, EPC rated B

# Wadham's Court Broadhead Road

Turton, Bolton, BL7 0JF

**SOLD WITH NO ONWARD CHAIN**  
**TWO BEDROOM FIRST FLOOR APARTMENT**  
**LOCATED IN A QUIET & WELL SOUGHT AFTER AREA**  
No. 5 Wadham's Court is a beautifully presented, modern two-bedroom first-floor apartment located in the peaceful village of Crowthorn on the edge of Edgworth. Set within a stone-built development with stunning countryside views, the property offers two allocated parking spaces, a secure intercom entrance, and lift access.

Inside, the apartment features stylish Karndean flooring, a spacious lounge with dual-aspect windows, and a sleek kitchen/diner with integrated appliances and countryside views. Two double bedrooms and a newly fitted contemporary shower room with a walk-in shower complete the accommodation. The apartment also benefits from communal gardens and visitor parking.

The location offers easy access to scenic walking trails, local amenities including independent cafés, a deli, and Holdens Ice Cream Parlour, as well as proximity to Wayoh Reservoir, Edgworth Cricket Club, and leisure facilities at The Barlow. Families will appreciate the nearby primary and secondary schools, and commuters benefit from access to local train stations and motorway links.

## Hallway

10'9 x 5'2, 14'10 x (3.28m x 1.57m, 4.52m x )  
A secure fob entry to main building entrance and lift access. Wooden entrance door to apartment, alarm system, wood effect laminate flooring, radiator, central ceiling light and access through to a further internal hallway.



## Storage Cupboard

3'7 x 4'9 (1.09m x 1.45m)

## Living Room

10'7 x 16'1 (3.23m x 4.90m)  
Two uPVC double glazed windows with views to the front of the property, radiator and a central ceiling light.



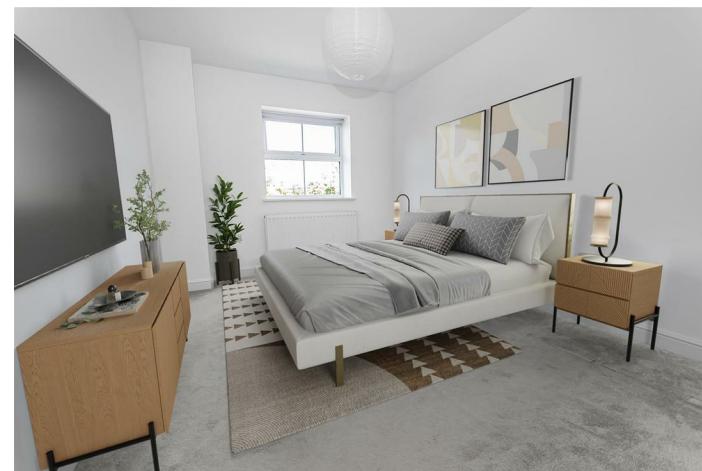
## Kitchen Diner

17'5 x 6'8 (5.31m x 2.03m)  
With tiled flooring, ceiling spotlights, power points, range of wall and base units with complementing work surfaces, inset sink and drainer with mixer tap, space for a fridge freezer, built in electric oven and induction hob with extractor above. Space for a dining table and an additional storage cupboard.



## Bedroom One

9'4 x 13'1 (2.84m x 3.99m)  
A upVC double glazed windows with views to the front of the property, radiator and a central ceiling light.



## Bedroom Two

8'4 x 11'9 (2.54m x 3.58m)  
A upVC double glazed windows with views to the front of the property, radiator and a central ceiling light.



## Bathroom

6'3 x 6'8 (1.91m x 2.03m)  
Partially tiled with tiled flooring, three piece suite comprising of a walk in shower with both rainfall and hand held heads and a glass screen, low flush WC, hand wash basin, mirror and a heated towel rail.



## Communal Garden



## Parking

Allocated parking space.

## Fees

Annual ground rent - £250  
Annual service charge - £1500