

**RIVINGTON COURT CHOLMONDELEY ROAD,  
SALFORD, M6 8QH**



- First Floor Apartment
- One Bedroom & Bathroom
- Lounge/Diner & Kitchen
- Close to City Centre
- Close to Local Amenities
- Communal Gardens
- Ideal Investment Opportunity
- Early Viewing Advised



**O/O £130,000**

**BOLTON**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are delighted to bring to market this well presented one bedroom first floor apartment. Offered with no on ward chain this lovely property comprises ; entrance hallway, lounge, kitchen, one bedroom and a bathroom. Externally there is communal parking and gardens. Situated close to local amenities and transport links this property would suit a first time buyer or buy to let investor. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

#### **Communal Entrance**

**Hallway** Two storage cupboards. Ceiling light point. Electric radiator.

**Lounge** 15' 0" x 11' 4" (4.57m x 3.45m) UPVC double glazed window. Electric radiator. Ceiling light point. Electric feature fire and surround.

**Kitchen** 9' 11" x 6' 2" (3.02m x 1.88m) UPVC double glazed window. Electric radiator. Ceiling light point. A range of wall and base units with stainless steel sink and drainer. Ceramic hob, electric oven and extractor hood. Plumbed for washing machine.

**Bathroom** 10' 7" x 5' 3" (3.22m x 1.60m) UPVC double glazed window. Electric radiator. Panelled bath with over head shower. Low flush wc. Wash hand basin. Ceiling light point.

**Bedroom** 14' 8" x 9' 5" (4.47m x 2.87m) UPVC double glazed window. Electric radiator. Fitted wardrobes.

**Externally** Communal car park for residence. Communal laid to lawn gardens.

**Tenure** The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold , enjoying the remainder of the 999 year term which started on 13th April 1983, meaning that there are 957 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

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**Council Tax** The property is situated in the Borough of Salford and is therefore liable for Salford Council Tax. The property is A rated which is at an approximate annual cost of £1,635 (at the time of writing).

**Conservation Area** Cardwells Estate Agents Bury pre-marketing research indicates that the property is not set within a conservation area.

**Flood Risk** Cardwells estate Agents Bury pre-marketing research indicates that this family home is in a position which is regarded as having a "very low" risk of flooding.

**Thinking of Selling** If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury 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 0161 761 1215, email: bury@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

**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 Bury on 0161 761 1215, emailing: bury@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). 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

