

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>	70	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**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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**Cardwells**  
 Est. 1982

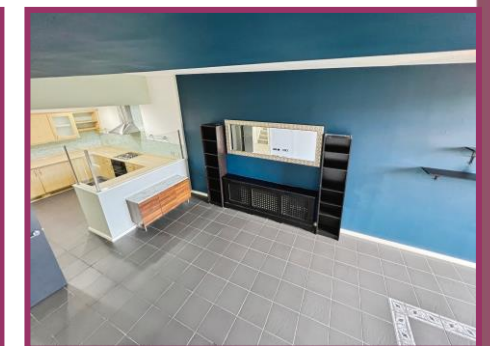
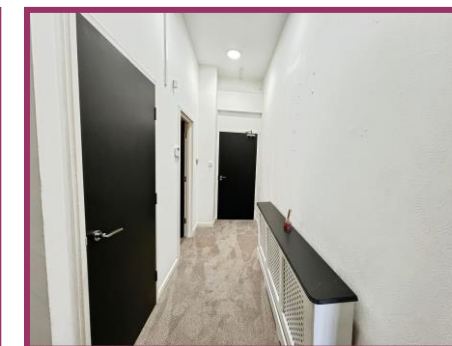
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[www.cardwells.co.uk](http://www.cardwells.co.uk)

**VALLEY MILL, COTTONFIELDS, EAGLEY, BOLTON  
 BL7 9DY**



- Stunning duplex apartment
- 2 bedrooms
- Sought after Valley Mill conversion
- Lovely views & outlook
- Allocated parking space
- Council Tax Band D
- Deposit £1095
- Available now



**Monthly Rental Of £950**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

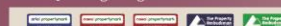
**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates



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A stunning two bedroom duplex apartment situated in the very popular and sought-after Valley Mill conversion which overlooks the fishing lodge. This individual apartment is on the second floor with impressive open plan living space with a feature mezzanine bedroom/office. The accommodation briefly comprises; Entrance hall with a feature staircase, open plan kitchen dining living, with lovely views. On the first floor there is a mezzanine bedroom/office. Outside there are communal areas and an allocated parking space. Viewing is highly recommended through Cardwells estate agents Bolton (01204) 381281, [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk).

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

Door leading to entrance hall

**Entrance hall:** Wall mounted electric heater, two built-in storage cupboards, spotlights to the ceiling, feature turning spindled staircase.

**Open Plan living room/dining room:** 36' 3" x 11' 3" (11.04m x 3.43m) Double glazed window overlooking fishing lodge tiled floor, wall mounted electric heater, fitted blinds

**Kitchen:** Range of fitted wall and base units with complimentary working surfaces and tiled splash backs, built in oven and grill, inset four ring electric hob with a stainless steel extractor canopy above, inset single bowl single drainer sink unit with mixer tap, integrated dishwasher, integrated fridge and a freezer, integrated washer dryer, tiled floor, spotlights to the ceiling, display lighting beneath the wall units.

**Bedroom 1:** 15' 9" x 11' 2" (4.80m x 3.40m) Double glazed window overlooking a private fishing lodge, range of fitted wardrobes, wall mounted electric panel heater, spotlights to the ceiling.

**Bathroom:** 10' 8" x 6' 8" (3.25m x 2.03m) Contemporary white suite comprising free standing bath with mixer tap/shower attachment, tiled shower cubicle, wash basin with mixer tap inset to a vanity unit/drawers, close coupled WC, tiled floor, chrome plated towel rail, access to the loft, spotlights to ceiling, shaving PowerPoint.

The staircase leads to

**Landing:** Door leading to

**Mezzanine bedroom/office:** 13' 1" x 12' 2" (3.98m x 3.71m) Fitted wardrobes, mezzanine with glass screening which overlooks the open plan living/dining area.

**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** A deposit of 5 weeks rent is payable and will be lodged via the Deposit Protection Scheme, more information can be found at [www.depositprotection.com](http://www.depositprotection.com)

**Council Tax** The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is D rated which is at an approximate annual cost of £2,400 (at the time of writing).

**Floor Area** Total internal floor area: 97 square metres being 1044.1 sq ft.

**Flood risk information** Cardwells Estate Agents Bolton pre-marketing research indicates that the family home is in a position which is regarded as having a "very low" risk of flooding.

**Conservation Area** Cardwells Estate Agents Bolton pre-marketing research indicates that the property is set within the Eagley Bank conservation area.

**Tenure** Cardwells Estate Agents Bolton pre marketing research shows that the property is leasehold.

**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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

