



Floor Plan

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	57
(21-38)	F	
(1-20)	G	71
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epcau.com		

**HOLDEN MILL BLACKBURN ROAD
SHARPLES, BL1 7PN**



- Magnificent two double bedrooms apartment
- Refurbished to magnificent specifications
- Ready to move into complete with TVs etc
- Quartz work surfaces, high spec appliances
- Luxurious bathrooms. Slipper Bath & Egg WC
- Fitted master bed with stylish en suite shower
- The original terrace is now more like a reception room
- Secure indoor parking in gated estate. No chain



£140,000

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Incorporating: Wright Dickson & Catlow, WDC Estates

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A stunning lift served two bedroom apartment, which has been the subject of a no expense spared, comprehensive renovation programme, which is offered for sale with no further upward chain delay. Quite simply, the luxurious property is ready to move into and the works have been thoughtfully planned and professionally executed. The specification of the kitchen, bathrooms and light fittings is stunning. The apartment also comes with a secret hidden safe to hold your valuables in for additional peace of mind. The sun terrace has been beautifully improved into what is more like a second reception area with remote control electric blinds. The sub floor has been raised and there is waterproof laminate flooring in place, with a wall mounted TV on the exposed brickwork. The diamanté and faux leather bar is included and this is now a wonderful reception area, perfect to relax and entertain alike. Both of the bedrooms are doubles, the master enjoying fitted furniture with a stylish en-suite three piece shower room. The open plan kitchen/diner/living area is flooded with natural light from the tall windows and patio doors. The attention to detail in the sockets/ switches and light fittings flows throughout the property. The bulky electric storage heaters have been removed and there are modern tall wall mounted infra red heaters, which at first glance may be mistaken for a speaker! Access to the development is via electric gates with a remote control. The apartment comes with a secure underground allocated parking space which is situated close to the service lift. Locally there is beautiful countryside within walking distance, fabulous restaurants, gyms, sporting clubs and easy access to Manchester via Bromley Cross or Hall Ith Wood Train stations. This is an exception home the likes of which infrequently come to the open market. 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Reception hall: A welcoming and superbly presented reception hallway with matching internal doors, matching switches and sockets, built-in walk in storage areas plus discreet built in storage areas and quality thick carpeting.

Open plan kitchen/diner/lounge: 32' 11" x 11' 7" (10.035m x 3.529m) The open plan kitchen/dining/living space is presented to an exacting standard throughout. We are advised that the kitchen alone cost in excess of £23,000 with Quartz worksurfaces and high end integrated appliances; Including: Neff fan assisted oven/grill, Neff microwave oven, induction hob, dishwasher, washer/dryer and tall integrated fridge and freezer. The flooring which flows throughout the kitchen and living space has been sourced and imported to be a superb match for the kitchen, and the dining table is a perfect complement (available via separate negotiation). The kitchen area and living space enjoy matching switches and sockets some with USB facilities and the whole space is flooded with natural light from the almost floor to ceiling, uPVC windows and sliding patio door which opens out onto the reception area/entertaining terrace. Instead of the more traditional storage style heaters, an ultra modern tall wall mounted infra heater is in the living area.

Sun terrace/balcony Room: 21' 2" x 11' 6" (6.461m x 3.507m) The terrace has been transformed into what could may well be used as a second reception area. The timber sub floor has been raised and has been fitted with waterproof flooring, remote control electric shutter blinds have been installed to cover the open area of the windows, there is exposed brick to the outer wall where the television is mounted, the whole area is presented in the style of a second reception room with settee, table and chairs and is even offered for sale complete with the diamante and faux leather bar with display shelving around. Remote control electric blinds. The lighting style flows through the living area and into this space. This is a superb and usable space for relaxing and entertaining. It is rare to find the original terrace space in apartments in this building be so well developed and presented.

Main bathroom: 8' 1" x 5' 3" (2.465m x 1.592m) A beautiful, individual bathroom suite of the highest specifications. The centre piece is the freestanding high back slipper bath with handheld shower option and waterfall style tap, there is an Egg WC with wall surface dual flush options, and the wash hand basin also boasts a waterfall "Hao Xin" tap. There are beautiful matching ceramic wall and floor tiles, heated towel rail, extractor and modern LED lighting

Master bedroom: 23' 5" x 8' 11" (7.149m x 2.727m) There is thick, luxurious carpeting, professionally fitted bedroom furniture and the room is flooded with natural light from the almost floor to ceiling uPVC double glazed windows, wall mounted stylish infra electric heater, matching switches and sockets, three steps lead up to the en suite shower room.

En suite shower room: 7' 3" x 5' 3" (2.211m x 1.600m) Beautiful professionally fitted three-piece shower room suite with sizable shower enclosure with both handheld and rainfall (overhead) shower options, the showers dark tempered glass matches the impressive wall and floor ceramic tiling, extractor fan, matching dual flush WC, and pedestal wash hand basin, complete with waterfall tap.

Bedroom 2: 17' 6" x 9' 1" (5.345m x 2.757m) uPVC double glazed window, quality imported flooring, internal uPVC double glazed window, electric heater, fitted bedroom furniture.

Parking space: Access to the development is via electric gates with a remote control. The apartment comes with a secure underground allocated parking space which is situated close to the service lift.

Management fee: We are advised that annual Management fees are approximately £4615.68 per annum (£384.64 if paid monthly) which includes building insurance, building maintenance, elevator maintenance, cleaning of communal areas, decorations and carpeting of communal areas, the vehicle access gates, gardening etc.

Tenure: The property is leasehold and we understand that the term is around 999 years 12th May 1924, with a ground rent charge of £150 per annum

Energy performance certificate: The EPC rating is D and is valid until November 2030.

Council tax: The property is located within the borough of Bolton and has a council tax banding of B which equates to around £1,524 per annum.

Flood risk information: Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having a Very Low risk of flooding.

Conservation area: Cardwells Estate Agents Bolton pre marketing research shows that the property is not within a Conservation Area.

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