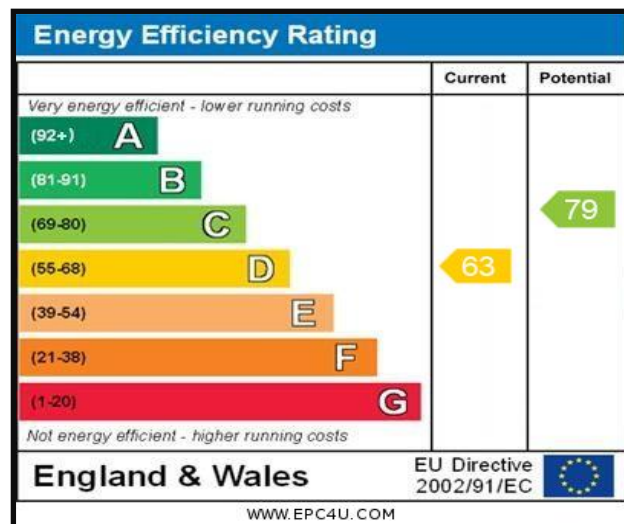




THE LANDMARK, NEW ROAD, RADCLIFFE, M26



- Penthouse Apartment
- One Bedroom
- No Onward Chain
- Ideal First Time Buy
- Early Viewing Advised
- Communal Parking
- Close to Local Amenities
- Close to Tram Station



£115,000

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents in Bury are pleased to bring to market this well-presented one bedroom top floor apartment, ideally suited to first time buyers, professionals, commuters or those looking to downsize. Offered for sale with the added benefit of no onward chain delay, this conveniently located apartment provides an excellent opportunity for buyers looking for a low-maintenance home with easy access to a range of local amenities and transport links. The accommodation offers a bright and practical layout, with the main living space comprising an open plan lounge, dining area and kitchen. This sociable open plan arrangement provides plenty of space for both relaxing and dining, while the kitchen is conveniently incorporated into the living area. The property also benefits from a good-sized double bedroom and a bathroom, completing the internal accommodation. Being positioned on the top floor provides an added sense of privacy and makes this an appealing option for those looking for apartment living in a convenient residential setting. Externally, the development benefits from communal parking for residents. Situated within easy reach of local shops, amenities and excellent transport connections, the property is particularly well placed for commuters, with easily accessible routes providing convenient travel into Manchester and the surrounding areas. With no onward chain, a convenient location and well-proportioned accommodation, this apartment would make an ideal first step onto the property ladder and should also appeal to buyers looking for an easy-to-manage home. Internal and early viewing is highly advised to fully appreciate the accommodation on offer. To arrange an accompanied viewing, please contact Cardwells Estate Agents Bury on 0161 761 1215.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Ceiling light point. Electric storage heater.

Open plan Lounge, Dining, Kitchen 20' 8" x 13' 1" (6.3m x 4.0m) UPVC double glazed window. Velux window. Two Electric storage heaters. Three ceiling light points. A range of wall and base units with stainless steel sink and drainer. Ceramic hob, electric oven and extractor hood.

Bedroom 1 8' 11" x 6' 7" (2.71m x 2.0m) Two Velux windows. Ceiling light point. Electric storage heater.

Bathroom 6' 7" x 6' 7" (2.0m x 2.0m) Velux window. Panelled bath with overhead electric shower. Low flush wc. Pedestal wash hand basin. Electric towel radiator. Ceiling light point.

Externally Communal grounds and parking.

Viewings 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

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is Leasehold, enjoying the remainder of the 125 year term and that there are 103 years remaining. Our clients advise us that leasehold charge is £175.00 per annum. We encourage all interested parties to seek clarification of this from their solicitor.

Council Tax The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is A rated which is at an approximate annual cost of £1,703 (at the time of writing).

Service Charge Cardwells Estate Agents Bury pre marketing research states the service charge payable per annum is £1,600. We encourage all interested parties seeking clarification from their solicitor.

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

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

Thinking Of Selling? If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on 01617611215, emailing; bury@cardwells.co.uk or visiting: 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.

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 Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury 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 estate Agents Bury 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"