



Independent Estate Agents
Cardwells Est. 1982

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IVANHOE COURT, BOLTON, BL3 2NR



- First floor two bedroom flat/leasehold
- In need of modernisation throughout
- Enclosed staircase/lounge/fitted kitchen
- Two bedrooms/purposebuilt wet room
- Driveway/patio style rear garden
- No upward chain! Vacant possession
- Close to Moses Gate train station
- Excellent transport links/town centre



Shared Ownership £60,000

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 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

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 14 Market St, Bury, BL9 0AJ
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Incorporating: Wright Dickson & Catlow, WDC Estates



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An ideal opportunity to purchase this first floor two bedroom flat on Ivanhoe Court in Moses gate. In close proximity to excellent transport links and Farnworth town centre. In need of modernisation throughout and briefly comprising: Timber entrance door, enclosed staircase to the accommodation, lounge, basic fitted kitchen, two bedrooms and a purpose built wet room. To the outside is driveway parking to the side and a small patio style rear garden. Viewings are available by ringing Cardwells Estate Agents Bolton on 01204 381281 or via email at bolton@cardwells.co.uk. In the first instance there is a walk through video for your perusal.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Timber door giving access to.

Hallway: 6' 4" x 2' 10" (1.93m x 0.86m) Enclosed staircase giving access to the first floor accommodation.

Lounge: 9' 11" x 16' 5" (3.02m x 5.00m) Two uPVC double glazed windows.

Bedroom 1: 11' 7" x 9' 9" (3.53m x 2.97m) uPVC double glazed window.

Bedroom 2: 10' 1" x 7' 11" (3.07m x 2.41m) uPVC double glazed window.

Kitchen: 7' 4" x 10' 2" (2.23m x 3.10m) Basic fitted kitchen comprising stainless steel sink unit, base and wall units, space for white goods, uPVC double glazed window, built in pantry storage.

Wet room: 5' 8" x 7' 5" (1.73m x 2.26m) Three piece suite comprising Wc, pedestal wash basin, walk in shower cubicle, frosted timber glazed window.

Outside: To The outside is driveway parking to the side of the property and a small patio style rear garden.

Agent Note: We are advised the monthly rent for the remaining 25% share is £58.82. £44.47 service charge per month.

Tenure: Cardwells Estate Agents Bolton pre market research shows that the property is of a leasehold tenure, 800 years from January 1983.

Council tax: Cardwells Estate Agents Bolton pre market research indicates that the property is council tax band A and the current cost is approximately £1,594.00 per annum payable to Bolton council.

Plot size: Cardwells Estate Agents Bolton pre market research indicates that the plot size is approximately 50m².

Flood risk information: Cardwells Estate Agents Bolton pre market research indicates that the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton pre market research indicates that the property is not in a conservation area.

Agent note: We have been appointed to sell this property by a company, Move With Us. The Move With Us policy is to charge people who are purchasing a property a fee £49 plus VAT (a total of £58.80 including VAT) to cover their customer due diligence costs. We have been asked to advise everyone that should their offer be accepted Move With Us will take payment for this via phone and we are told that memorandum of sale documents can not be sent until this fee has been paid to Move With Us. Cardwells Estate Agents are not charging you for this service, and we have no ability to provide refunds.

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

