


Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92+) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		82	82
<p><b>England &amp; Wales</b></p>		EU Directive 2002/91/EC	
<p>www.EPC4U.com</p>			

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**Cardwells** Est. 1982

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# Cardwells

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**MERRYFIELD GRANGE, BOLTON, BL1 5GS**



- **Ground floor apartment**
- **Two double bedrooms**
- **En suite and bathroom**
- **Open plan living area**
- **Fitted kitchen with breakfast bar**
- **Gated development with parking**
- **Private & communal gardens**
- **No onward chain delay**



**£217,500**

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

## 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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Located in the well-regarded area of Heaton this stylish apartment requires viewing to fully appreciate the size and style of the accommodation on offer. This sizeable ground floor apartment comprises entrance hallway, open plan living space with kitchen, lounge and dining area, master bedroom with ensuite, second bedroom and a principal bathroom also with three-piece suite. This prestigious development has attractive communal garden areas. The apartment enjoys its own recently refurbished private decked balcony and has allocated parking in the secure underground car park. Viewings can be arranged by calling our Cardwells estate agents Bolton office on (01204) 381281 online @cardwells.co.uk or by emailing [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk).

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

**Communal hall:** Lift and stairs to all floors. Access to car park. Intercom access door leading into the communal hall. Door into private hall.

**Private hall:** 16' 1" x 10' 10" (4.9m x 3.3m) L shaped hall. Alarm panel. Door intercom panel.

**Open plan lounge/kitchen dining area:** 21' 0" x 15' 5" (6.4m x 4.7m) Double glazed windows to the side elevation double glazed window and sliding patio doors to the front elevation leading o tot e.g. balcony. The kitchen area has a good range of base units with contrasting work surfaces and matching wall mounted cabinets. Inset one and a half bowl sink and drainer. Four burner gas hob with electric oven under and extractor hood over. Integrated fridge, freezer, dishwasher and washing machine. Central heating boiler set within matching housing.

**Bedroom 1:** 17' 5" x 16' 1" (5.3m x 4.9m) Maximum measurements. Two double glazed windows to the side elevations. Radiator.

**En suite:** 3' 7" x 7' 7" (1.1m x 2.3m) Three piece suite comprising walk in shower cubicle, close coupled WC and hand wash basin. Part tiled elevations. Radiator.

**Bedroom 2:** 15' 5" x 7' 7" (4.7m x 2.3m) Double glazed window to the front television. Radiator.

**Main bathroom:** 7' 7" x 7' 7" (2.3m x 2.3m) Three piece suite comprising bath with shower and curtain over, close coupled WC and wash basin. Part tiled elevations. Radiator.

**Storage cupboard:** Good sized storage cupboard with hanging space and consumer unit.

**Outside:** The apartment enjoys a private balcony which has been recently re decked and has attractive views, this apartment has allocated parking in the secure parking space garage below as well as on-site visitor parking.

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**Tenure:** Cardwells estate agents Bolton research indicates the property is Leasehold, 125 years from 1 July 2005

**Council tax:** Cardwells estate agents Bolton research indicates the property is band D £2267

**Flood risk information:** Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

**Conservation area:** Cardwells estate agents Bolton research indicates the property is in Chorley New Road conservation area.

**Thinking of selling or letting in Bolton:** If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton 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 (01204) 381281, email: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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.

**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 Bolton on (01204) 381281, emailing: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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