



FINSBURY COURT, SANDFIELD PARK, BL1 8XP



- No onward chain
- One bedroom apartment
- Secure entry system
- Top floor
- Ideal for first time buyers or investment
- Allocated parking space
- Near local shops and amenities
- Commuter routes nearby



£76,500

BOLTON
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered to the market with no onward chain, this top floor apartment is situated on the highly regarded Sandfield Park development and presents an excellent opportunity for first time buyers, professionals and buy to let investors alike. Benefiting from well proportioned accommodation, allocated parking and excellent transport connections, this apartment is ready for immediate occupation. Accessed via a secure communal entrance with an intercom entry system, the accommodation briefly comprises an entrance porch leading to an inner hallway, a spacious and bright open plan lounge and fitted kitchen area, a generous double bedroom and a modern three piece bathroom suite. The apartment offers comfortable, low maintenance living and is ideal for those seeking a property that can be enjoyed from day one. Outside, the development is set within attractive and well maintained communal grounds, with the added benefit of an allocated parking space together with visitor parking, providing convenience for both residents and guests. The location is one of the property strongest features, situated within the popular Cotton Meadows, the apartment is within easy reach of a variety of local amenities including supermarkets convenience stores, cafés, restaurants, healthcare facilities and leisure amenities. Bolton town centre is only a short distance away and offers an extensive range of shopping, dining and entertainment opportunities. The property is also conveniently positioned for access to nearby schools and everyday services. For those needing to travel, the property enjoys excellent commuter links. Hall i th' Wood railway station is located nearby, providing regular rail services into Manchester and surrounding towns, whilst Bolton railway station is also within easy reach. The nearby A666 St Peter's Way offers direct access to Bolton town centre and connects with the M61 motorway network, providing convenient routes towards Manchester, Preston, Chorley and across the wider North West. 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:

Vestibule: Ceiling light point, double glazed windows to the rear, radiator, door leading to the entrance hallway.

Hallway: Ceiling light point, radiator.

Kitchen/Living Area: 21' 4" x 11' 6" (6.50m x 3.50m) Ceiling light points, radiators, double glazed window to the rear, double glazed French door leading to Juliette balcony to the front, range of fitted wall and base units with integrated one and a half bowl stainless steel sink with mixer tap and drainer, extract fan, gas hob, electric oven, space for a washing machine and fridge freezer, tiled splashback to the walls.

Bedroom: 12' 2" x 11' 2" (3.70m x 3.40m) Ceiling light point, double glazed window to the front, radiator.

Bathroom: 7' 1" x 5' 7" (2.15m x 1.71m) Ceiling light point, extractor fan, three-piece suite incorporating a WC, pedestal sink, panel bath with shower above, radiator, tiled splashback to the walls.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 150 years from 1 January 2003

Council Tax: Cardwells estate agents Bolton research shows the property is band A annual charges of £1600

Flood Risk: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

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Thinking of selling or letting: 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 or visit: 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 or visiting: www.Cardwells.co.uk

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

