



Independent Estate Agents Est. 1982  
**Cardwells**™

[www.cardwells.co.uk](http://www.cardwells.co.uk)

**HEATHERFIELD, BOLTON, BL1 7QF**



- Very well presented first floor apartment
- Sought after development/stunning views
- Secure communal entrance/private parking
- Hall/lounge/dining room/2 bedrooms
- Professionally fitted kitchen/bathroom suite
- No upward chain! Vacant possession
- Warmed by gas ch/upvc double glazed
- Close to amenities/outdoor pursuits



**Offers in the Region Of £115,000**

**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](mailto: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)

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Cardwells offer to the market this very well presented first floor two bed apartment on the ever popular Heatherfield development. Close to excellent amenities, local nurseries and schools with excellent transport links via the A666. The property is importantly available with no upward chain and vacant possession. Briefly comprising: Secure communal entrance which offers a large ground floor storage cupboard included in the sale, two flights of stairs leading to the apartment itself, timber entrance door, reception hallway, lounge, dining room, two double bedrooms, professionally fitted kitchen and a three piece bathroom suite. To the outside is allocated parking and there are stunning views of the surrounding countryside. Warmed by gas central heating and uPVC double glazed throughout. Viewings come with our highest recommendations and these can easily be arranged by Cardwells Estate Agents Bolton, seven days a week on 01204381281 or via email at [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk).

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Communal Entrance** Communal entrance door, two flights of stairs giving access to the first floor apartment.

**Reception Hallway:** 20' 2" x 3' 2" (6.14m x 0.96m) Wall mounted intercom and radiator.

**Lounge:** 10' 9" x 12' 6" (3.27m x 3.81m) uPVC double glazed window, wall mounted radiator.

**Dining Room:** 8' 6" x 12' 6" (2.59m x 3.81m) uPVC double glazed window, wall mounted radiator.

**Kitchen:** 13' 7" x 11' 3" (4.14m x 3.43m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, base and wall units, contrasting worktops, space for white goods, UPVC double glazed window, wall mounted radiator.

**Bedroom One:** 12' 4" x 11' 10" (3.76m x 3.60m) uPVC double glazed window, wall mounted radiator, double built in storage.

**Bedroom Two:** 11' 10" x 11' 3" (3.60m x 3.43m) uPVC double glazed window, wall mounted radiator, double built in storage.

**Bathroom:** 6' 10" x 7' 5" (2.08m x 2.26m) Three piece suite comprising WC, pedestal wash basin, bath with electric shower and fitted curtain, partial wall tiling, frosted uPVC double glazed window, built in storage cupboard, wall mounted radiator.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold - 125 years from May 2004

**Service Charge:** £549 Per Annum Ground rent £10 Per Annum

**Council Tax:** Cardwells Estate Agents Bolton pre market researcher indicates that the council tax is band A with Bolton Council

**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.

**Viewings:** 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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk).

**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](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)

**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

