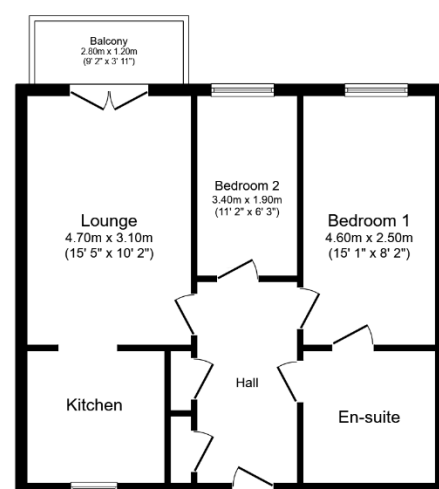
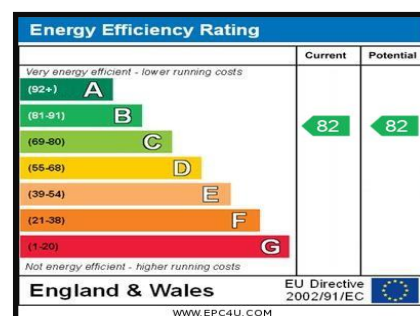




Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertycock.co.uk

Independent Estate Agents
Cardwells
Est. 1982

Independent Estate Agents
Cardwells
www.cardwells.co.uk

MANOR GARDENS, HARWOOD, BL2 3DR



- Over 55's apartment
- Two bedrooms
- Lovely lounge
- Fitted kitchen
- Modern shower room
- 24/7 carers on site
- Care package available
- On site facilities



£170,000

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: 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

Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered in England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell, & R.W. Thompson.

Fivegate Ltd. Registered in England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell, & R.W. Thompson.

Fivegate Ltd. Registered in England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell, & R.W. Thompson.



Over 55's Development Stylish Retirement Living with Balcony & Extra Care Facilities Available. No Chain Delay. A beautifully renovated and exceptionally well-presented two-bedroom first-floor apartment, set within the highly sought-after Manor Gardens development in Harwood. Offered with no onward chain and occupying arguably one of the better locations within the complex, set away from the main door and enjoying lovely views, this superb home is ready for immediate occupation and forms part of a welcoming retirement community with on-site extra care facilities, offering both independence and peace of mind. The apartment features a bright and spacious living area with access to a private balcony, a modern fitted kitchen with integrated appliances, two well-proportioned bedrooms (bedroom two currently used as a dressing room), and a contemporary shower room finished to a high standard. Residents benefit from excellent communal amenities including landscaped gardens, a residents' lounge, hairdressing salon, laundry room, lift access, and a secure intercom entry system. There is also ample parking available for residents and visitors. Ideally positioned within easy walking distance of local shops, cafés, a supermarket, medical centre and excellent transport links, this property combines comfort, convenience and community living. Don't miss out on the opportunity to own this wonderful retirement apartment. Contact us today to arrange a viewing and start living your best retirement life. 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:

Hallway: 9' 10" x 6' 3" (3.0m x 1.9m) Wooden door off the communal hall leading into the private apartment hall. Laminate flooring. Two storage cupboards. Alarm panel. Heater.

Lounge: 15' 5" x 10' 2" (4.7m x 3.1m) Double glazed patio doors to the front leading onto the balcony which overlooks the communal gardens and enjoys attractive views beyond. Laminate floor. Electric fire in sandstone surround. Electric heater. Intercom system. Opens onto:

Fitted kitchen: 8' 10" x 7' 10" (2.7m x 2.4m) Double glazed window to the rear elevation. Modern range of fitted base units with complementary Work surfaces and marching wall mounted cabinets. Inset Zanussi four ring electric hob, oven and extractor hood. Inset sink and drainer. Plumbed for washing machine and dishwasher. Space for fridge freezer. Laminate floor to match the lounge.

Bedroom One: 15' 1" x 8' 2" (4.6m x 2.5m) Double glazed window to the front elevation overlooking the gardens. Fitted wardrobes. Electric heater. Door through to the Jack 'n' Jill shower room.

Bedroom Two: 11' 2" x 6' 3" (3.4m x 1.9m) Double glazed window to the front elevation. Overlooking the gardens. Currently used as dressing room with fitted wardrobes.

Shower Room: 6' 7" x 7' 10" (2.0m x 2.4m) Doors lead off the apartment hall and also off the main bedroom. Oversized walk in shower with glass screen and fitted seat. Floating wash hand basin. Concealed system WC. Vanity storage. Illuminated mirror. Electric heater.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 125 years from 1 January 2008

Service Charge: The service charge is £6,195.24 per annum.

Council Tax: Cardwells estate agents Bolton research shows the property is band B annual charges of £1866

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: 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 or visiting: 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 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

