

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)	76	85
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		www.epc4u.com	

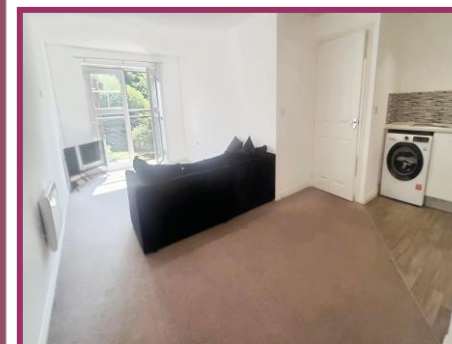
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**ASTLEY BROOK CLOSE, ASTLEY BRIDGE, BL1 8SP**



- Secure 1st floor apartment
- Circa 656 sq ft / 61 sq m
- White 3 pc bathroom suite
- En-suite 3pc shower room
- 2 good bedrooms, 2nd fitted
- Open plan lounge/diner
- Juliette balcony
- Fitted kit with Fridge Freezer, oven & hob



**£115,000**

**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



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A secure apartment benefiting from both a bathroom and a en-suite shower room and complete with a Juliette balcony. Situated in this consistently popular residential development the property is within walking distance of Cineworld and Nuffield gym / health club. In addition Hall lth Wood train station is also within walking distance and this directly serves: Manchester, Salford, Bolton, Bromley Cross and Blackburn. The property is just a short drive away from St Peters Way which in turn leads to the motorway network and of course Bolton town Centre. Nearby there are superb restaurants, houses of worship, sporting/leisure facilities and an excellent choice of shops. The first floor property enjoys accommodation of around 656 square feet and briefly comprises: reception hallway with built-in storage space, stylish white three-piece bathroom suite, open plan lounge/diner complete with Juliette balcony, the lounge/diner opens into the kitchen which is professionally fitted and enjoys an integrated fridge freezer, oven/grill/extractor and a superb range of cabinets, the master bedroom benefits from an en-suite shower room and the second bedroom enjoys professionally fitted wardrobes/bedroom furniture. Externally there are communal gardens and an allocated car parking space close to the entrance door of the building. The apartment benefits from electric heating (there is no gas in the building, so no gas bill), UPVC double glazing and the management fees are a reasonable approx £80 per calendar month which includes: buildings insurance, gardening, cleaning of communal areas, lighting of communal areas. Viewing is highly recommended to appreciate everything that is on offer, and this can be arranged by calling: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwell.co.uk or visiting: www.cardwells.co.uk

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

**Reception Hallway:** A generously sized reception hallway with telephone entrance system, electric heater, spotlighting, built-in storage space containing the water tank.

**Open plan lounge/diner:** 22' 11" x 16' 11" (6.983m x 5.148m) UPVC double glazed Juliette double door to the balcony, two electric wall heaters, spotlighting and chandelier, dining room open into the kitchen.

**Kitchen:** 10' 1" x 6' 3" (3.085m x 1.903m) Professionally fitted kitchen with a range of matching; drawers, base and wall cabinets, integrated fridge / freezer, oven / hob, extractor, stainless steel single bowl sink and drainer with mixer tap over, plumbed for washing machine.

**Bathroom:** 6' 6" x 6' 1" (1.977m x 1.856m) A white three-piece bathroom suite comprising: pedestal wash hand basin, WC and bath, stylish ceramic wall tiling, extractor, wall mounted electric fan heater.

**Bedroom One:** 11' 6" x 10' 7" (3.496m x 3.228m) UPVC window, wall mounted electric heater, stylish white fitting, en-suite shower room off.

**En-suite:** 6' 0" x 6' 0" (1.826m x 1.829m) A white three-piece shower room suite comprising: pedestal wash hand basin, dual flush WC and Carla shower enclosure, stylish ceramic wall, extractor, wall mounted electric fan heater.

**Bedroom Two:** 11' 6" x 7' 6" (3.499m x 2.293m) Professionally fitted bedroom furniture to one wall providing three double wardrobes, UPVC window, electric heater.

**Parking:** Parking space is number 136 close to the entrance door of the building.

**Gardens:** The property enjoys use of the communal gardens.

**Management fee & Ground rent:** We have been informed by the vendor the ground rent is £125 per annum. The management fee is £80 per month total £960 per annum.

**Tenure:** Cardwells Estate Agents Bolton premarketing research shows that the property is Leasehold 125 years from 1 January 2007

**Council Tax:** The property is located in the borough of Bolton and the Council tax band rating is B with an approximate annual cost of around £1,866.

**Flood Risk Infomation:** Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having a "very low" risk of flooding.

**Conservation Area.** Cardwells Estate Agents Bolton pre marketing research shows that the property is not within 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 or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance at your convenience.

**Thinking of selling or letting a property 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 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

