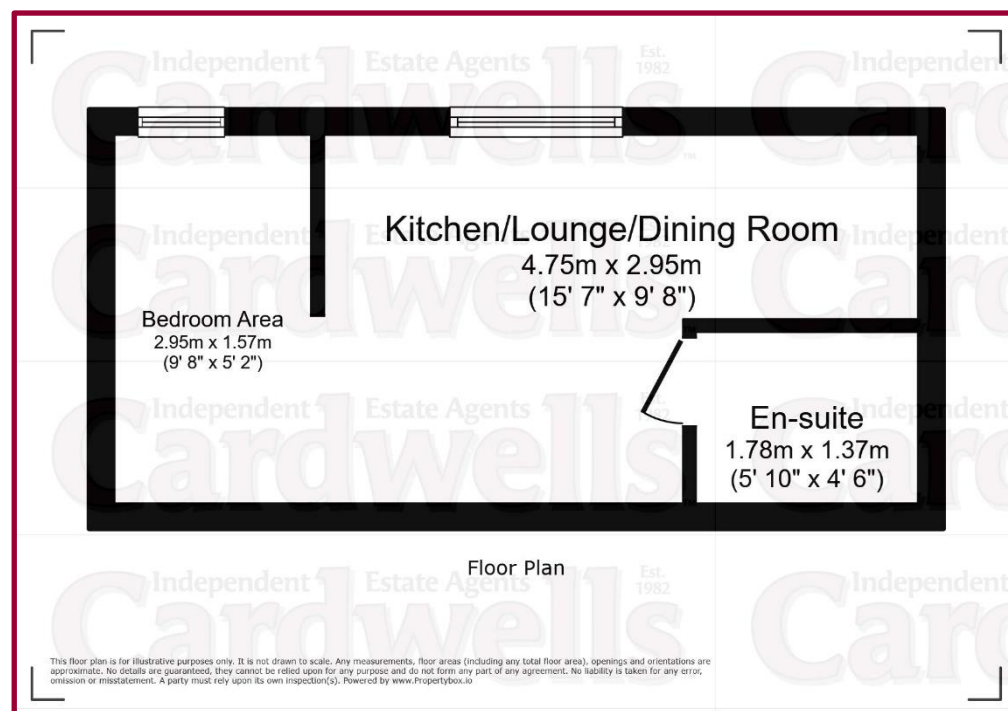
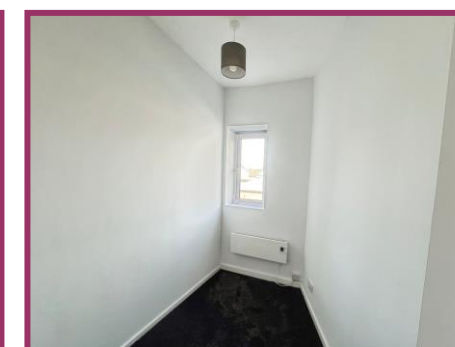


VERNON STREET, BOLTON, LANCASHIRE BL1 2PP



- First floor studio apartment.
- Open plan lounge dining kitchen
- Bolton town centre
- Ensuite shower room/bedroom
- Fabulous transport links/amenities
- Call now to view



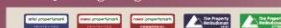
£700 PCM

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Letting Agents Bolton offer to the rental market this recently refurbished studio first floor apartment on Vernon Street near Bolton town centre. Briefly comprising: Communal entrance door, two flights of stairs to the apartment, open lounge dining kitchen, bedroom area and an ensuite shower room. Viewings are readily available by ringing Cardwells Letting Agents Bolton, seven days a week on 01204381281 or via email Lettings@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Timber entrance door into.

Open Plan Lounge Dining Kitchen 9' 8" x 15' 7" (2.94m x 4.75m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, base and wall units, complementary tiled splash backs, uPVC double glazed window, wall mounted radiator.

Bedroom Area 9' 8" x 5' 9" (2.94m x 1.75m) 9'8 x 5'9 uPVC double glazed window, wall mounted electric heater.

Shower Room 4' 6" x 5' 10" (1.37m x 1.78m) Three piece suite comprising WC, wall mounted wash basin, walk in shower cubicle.

Holding Deposit A holding deposit will be required to be paid to Cardwells Estate Agents, the holding deposit is 1 weeks rent = (monthly rent x 12 /52) terms and conditions apply.

Deposit A deposit of 5 weeks rent is payable and will be lodged via the Deposit Protection Scheme, more information can be found at www.depositprotection.com

Viewings Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Lettings Agents Bolton on 01204 381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. In the first instance, there is a walk-through viewing video available to watch.

Floor Area Cardwells Letting Agents Bolton research shows the plot size is approximately 25m2.

Tenure Cardwells Letting Agents Bolton research shows the property is of a leasehold tenure.

Council Tax Cardwells Letting Agents Bolton research indicates that the council tax is band A with Bolton Council at an approximate cost of around 1,600.00 per annum.

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

Conservation Area Cardwells Letting Agents Bolton research shows the property is not in a conservation area.

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.