



Independent Estate Agents  
**Cardwells** Est. 1982

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**RIVER VIEW COURT, BOLTON, BL2 2GY**



- 2 bedroom stylish apartment
- Far-reaching views
- Juliet balcony in lounge/diner
- Modern fitted kitchen
- White three-piece bathroom suite
- No upward chain
- Currently tenanted
- Ideal buy to let or first home



**Offers in Excess of £85,000**

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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.

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Offered for sale, currently tenanted however could be sold with vacant possession and no further upward chain is the stylish two bedroom second-floor apartment which enjoys far-reaching views to the rear from the Juliet balcony across treetops industrial rooflines and the historical spires of Bolton. The accommodation is tastefully presented throughout with quality flooring and carpets and contemporary stylish decorations. The accommodation briefly comprises: reception hallway with ceramic floor tiling, open planned lounge/diner with Juliet balcony, quality fitted kitchen, two bedrooms and a three-piece white bathroom suite. There is UPVC double glazing, and the property is warmed via electric heating. This may well make an ideal first home or alternatively a superb buy to let proposition. A walk-through viewing video is available to watch and a personal viewing to be arranged by calling Cardwells estate agents Bolton on (01204) 381281, email link: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) visiting: [www.cardwells.co.uk](http://www.cardwells.co.uk).

Note: These photographs were taken prior to the tenant moving in.

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

**Reception Hallway** Stylish ceramic tiled floor, electric heater, tastefully decorated, built-in storage space off.

**Lounge/Diner** 14' 4" x 14' 0" (4.368m x 4.261m) Measured at maximum points. UPVC double glazed double doors open inwards to create a Juliet balcony which enjoys the far-reaching views across the tree line and beyond the town centre of Bolton, quality carpet, two electric heaters, feature wallpaper to one wall, double doors off to the kitchen.

**Kitchen** 9' 1" x 8' 5" (2.764m x 2.556m) A stylish professionally fitted kitchen with an excellent range of matching: drawers, base & wall cabinets, integrated fridge/freezer, oven/grill, electric hob with extractor over, stainless steel single bowl sink and drainer with mixer tap over, UPVC window to the side enjoying far-reaching views which extend towards Winter Hill, ceramic floor tiling.

**Master Bedroom** 13' 10" x 8' 4" (4.211m x 2.530m) UPVC window with fitted blinds, far-reaching views, electric heater, quality carpet.

**Bedroom Two** 8' 8" x 7' 6" (2.641m x 2.276m) UPVC windows fitted blinds enjoying far-reaching views, electric heater, quality carpet, neutral decorations.

**Gardens** The property enjoys use of the communal garden areas to the front and rear which are predominantly laid to lawn.

**Chain Details** The property is offered for sale with early vacant possession and no further upward chain so it is hoped that a prompt completion can be arranged once the sale is agreed.

**Management Fees** We understand that the management fees are approximately £1992.84 per annum and £250 per annum ground rent which will include building maintenance, building insurance, cleaning of communal areas, gardening, lighting of communal areas etc. .

**Viewings** A walk-through viewing video is available to watch and a personal viewing to be arranged by calling Cardwells estate agents Bolton on (01204) 381281, email link: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) visiting: [www.cardwells.co.uk](http://www.cardwells.co.uk).

**Tenure:** Cardwells estate agents Bolton research indicates the property is Leasehold, 150 years from 1 January 2007

**Council tax:** Cardwells estate agents Bolton research indicates the property is band A £1511 per annum.

**Flood risk information:** Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

**Conservation area:** Cardwells estate agents Bolton research indicates the property is not in a conservation area.

**Thinking of selling or letting 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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (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 Estate Agents Bolton 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).

