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**THE BROOK BUILDING, DEAKINS MILL WAY, EGERTON, BL7 9YU**



- Luxurious ground floor apartment
- Wonderful position, exclusive development
- Large private garden terrace area
- Beautiful en suite & luxurious bathroom
- Stylish fitted kitchen with integ appliances
- Open plan lounge/diner, sep utility area
- Remainder of NHBC guarantee in place
- No upward chain



**£190,000**

**BOLTON**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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A beautifully appointed ground floor apartment in superb condition throughout enjoying a large private terrace, providing the type of external space that is rarely found in an apartment. Importantly, the property is offered for sale with only vacant possession, and no further upward chain delay, so it is hoped a prompt completion can be arranged when the sale is agreed. Situated in a stone building and being part of the much admired Deakins Park development, in Egerton, the setting is wonderful. Eagley Brook river runs near by and the waterfall can be seen from the grounds of the development. There is beautiful countryside and woodland nearby offering wonderful opportunities to explore the countryside. There are superb every day amenities, including; restaurants (Ciao Baby, Cibo, Thomas Egerton etc) sports clubs (Delph Sailing Club, Dunscar Golf Club, and The Last Drop Village), the wonderful Rainy's is just a short walk away and there are superb transport links within easy reach by both road and railway as Bromley Cross railway station is within easy reach which directly serves; Manchester, Salford, Bolton and Blackburn. The superbly appointed accommodation extends to around 957 ft.<sup>2</sup> and briefly comprises: welcoming reception hall with built-in storage space, open plan, lounge/diner with tall windows and door off to the private terrace, the lounge/diner opens directly into the modern professionally, fitted kitchen with integrated appliances, there is a separate utility space, the Master bedroom is over 6.3 m in length with fitted triple size wardrobe and luxurious en suite shower room off. The second bedroom is over 5 m in length and the bathroom suite is particularly well appointed. Externally there is a sizable private terrace area that you step out onto from the lounge part of which is covered. There is allocated car parking. The property is fully double glazed, including feature windows which revolve around for easy cleaning, there is an electric heating and hot water system, video entrance, telephone, and importantly, the property is available with no further upward chain delay. There is a great deal to admire, and a viewing 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:**

**Entrance hallway:** 12' 11" x 6' 6" (3.946m x 1.993m) Maximum points. Video telephone entrance system, radiator, quality flooring, built-in, cloaks, storage area, inset, ceiling, spot lighting.

**Open plan lounge/diner:** 18' 9" x 14' 9" (5.721m x 4.496m) Measured at maximum points, tall double glazed windows to the rear and the side overlooking the large private terrace, double glazed door opening out onto the terrace, large radiator, quality, carpeting, neutral decorations, fitted blinds, the lounge/diner opens into the kitchen.

**Kitchen:** 11' 0" x 7' 6" (3.349m x 2.277m) High specification quality professionally fitted kitchen with work surfaces that extend into the breakfast bar, integrated dishwasher, integrated fridge, integrated freezer, fan, assisted oven, and grill, electric hob with central, chimney, style, extractor above, contrasting wall, base cabinets, and drawers, double glazed window with fitted blinds, quality, ceramic floor, tiling, over worksurface, lighting, ceiling, spotlighting, door off to the utility area.

**Utility area:** 3' 0" x 2' 11" (0.915m x 0.896m) Fitted with the same specification flooring as the kitchen and with a matching worksurface area this may be an ideal place for the washing machine/dryer.

**Bathroom:** 8' 9" x 6' 8" (2.675m x 2.035m) A spacious well appointed bathroom suite with bath, fitted shower, screen, handheld shower, and overhead, shower, dual, flush, WC, and sizeable, wash, hand basin, heated towel rail, lovely ceramic wall, and floor, tiling, large mirror, extractor, ceiling spotlighting.

**Master bedroom:** 20' 11" x 10' 1" (6.369m x 3.063m) Spacious master bedroom with fabulous carpeting, neutral decorations, double glazed window overlooking the terrace, complete with fitted blinds built-in triple size wardrobe/storage space, radiator.

**En suite shower room:** 8' 10" x 5' 1" (2.684m x 1.559m) Very well appointed shower room suite with sizable shower enclosure, to flush WC and large, wash, hand basin, heated towel rail, quality, ceramic wall and floor, tiling, large mirror, inset, spotlighting, extractor.

**Bedroom 2:** 16' 9" x 9' 3" (5.102m x 2.814m) Quality carpeting, neutral decorations, double glazed window overlooking the terrace, fitted blinds.

**Car parking:** There is an allocated car parking space.

**Chain detail:** The property is offered for sale with early vacant possession, and no further upward chain. As such it is hoped that a prompt completion to be arranged when the sale is agreed.

**Management fees:** We understand that the ground rent is £412.96 per annum, we are advised the service charge is £2307.84 per annum

**Approximate floor area:** Approximate floor area of the apartment is around 957 ft.<sup>2</sup>/89 m<sup>2</sup>.

**Council tax:** The property is set in the borough of Bolton and the council tax band is rated as D, this equates to an annual price of around £1960 at the time of writing. We understand that the Ground rent payable is £307.00 per annum

**Tenure:** The property is leasehold, enjoying a term of 999 years from the 1st of January 2006, meaning that there is approximately 981 years remaining.

**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:** If you are thinking of selling 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.

**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

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