



Independent Estate Agents
Cardwells Est. 1982

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**THE COTTON BUILDING, DEAKINS MILL WAY,
 EGERTON, BL7 9YX**



- Lovely 2nd floor apartment
- Sought after location
- One generous sized bedroom
- Open plan lounge/kitchen breakfast
- Balcony, modern interior
- Close to the village centre
- Allocated parking space
- Excellent local amenities



Offers in the Region Of £135,000

BOLTON

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 E: bolton@cardwells.co.uk

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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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A great opportunity to purchase this lovely one bedroom, second floor apartment, within a sought after location of Deakins Mill. The apartment is on the second floor of The Cotton Building, constructed in 2008. Egerton Village is just a short stroll away, with all of the excellent local amenities it has to offer. There are restaurants, pubs and beautiful countryside walks all on the doorstep. The apartments are serviced by a lift to all floors, a security entry system and an allocated parking space. To arrange a viewing please contact Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk The accommodation briefly comprises, Entrance hall, open plan lounge kitchen/breakfast room, with a balcony leading off the lounge, a generous sized double bedroom a bathroom and a utility room. The property also benefits from double glazing and electric heating with radiators.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Front door leading to

Entrance hall: Radiator, security entry phone system, built in storage cupboard, fitted shelving.

Open plan lounge kitchen: 26' 5" x 11' 9" (8.05m x 3.58m) Double glazed window and sliding door, leading out onto the balcony, radiator, inset spotlights to the ceiling.

Kitchen breakfast area: Range of modern fitted wall and base units with matching surfaces and a breakfast bar, stainless steel sink unit with mixer tap, built in oven, halogen hob, stainless steel extractor canopy above, Integrated freezer, fridge, and a dishwasher, tiled floor, recess display light beneath the wall units, inset spotlights, extractor fan to the ceiling.

Utility room: Tiled floor, space and plumbing for a washing machine.

Bedroom: 11' 10" x 16' 9" (3.60m x 5.10m) Double glazed window rear aspect, fitted wardrobes and drawers, radiator.

Bathroom: 9' 1" x 6' 7" (2.77m x 2.01m) Modern white suite comprising, tiled enclosed bath with mixer tap and a shower above, close coupled WC, wash basin with mixer tap, tiled floor, chrome plated heated towel rail, inset spotlights, extractor fan.

Outside: Outside there are communal areas and residents car park, with an allocated parking space to the front

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Tenure: Cardwells estate agents Bolton research indicates the property is leasehold, 999 years from 1 January 2005. The ground rent is £412.96. We are advised the service charge is £140.40 per month.

Council tax: Cardwells estate agents Bolton research indicates the property is band C £2133 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 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

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