

**HIGH STREET, GREAT LEVER, BOLTON
BL3 6PL**



- 1 bed 1st floor flat
- Available now
- Part furnished
- Opposite Heywood Park
- Allocated parking
- Council Tax Band A
- Close to amenities
- Deposit £750



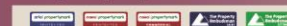
£650.00 PCM

BOLTON
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

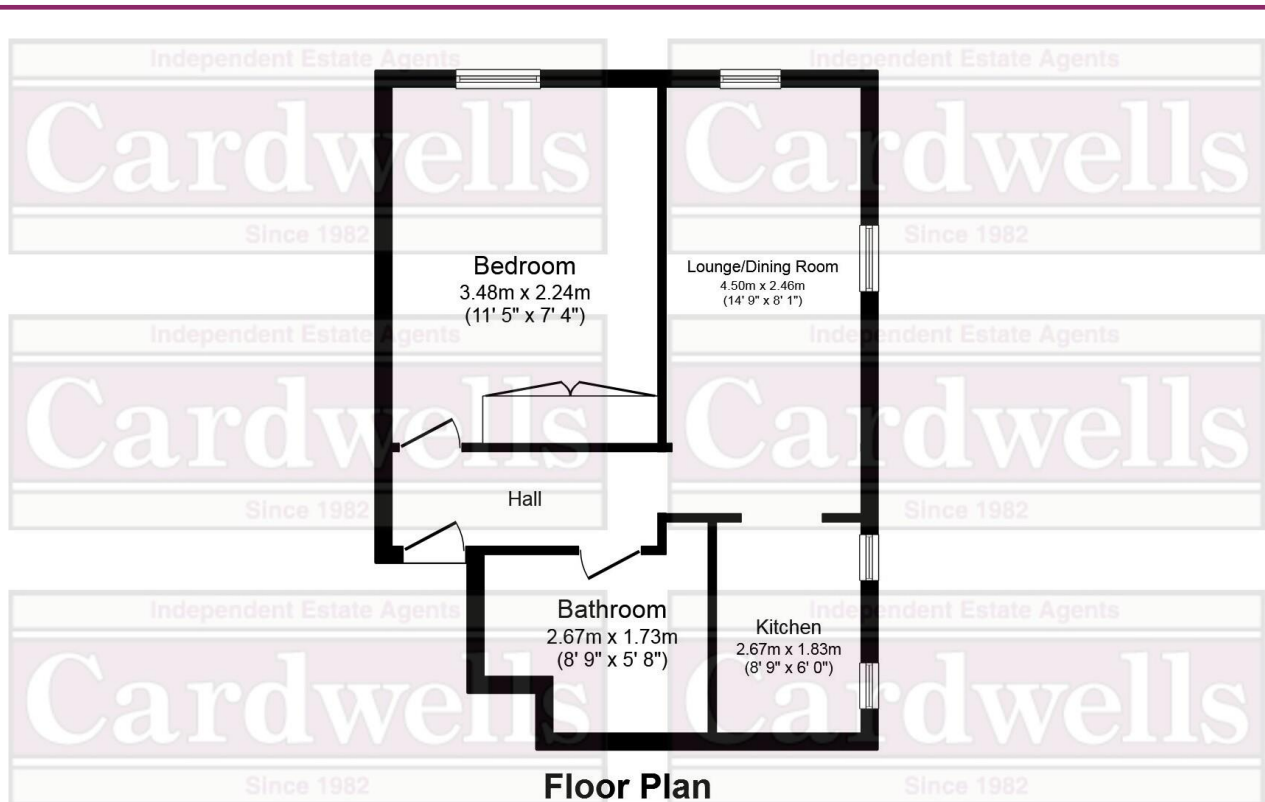
BURY
14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



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.



Floor Plan

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

Cardwells Letting Agents Bolton are pleased to offer for rent this part furnished, spacious first floor one bedroom flat which is available now, situated in this characterful building, opposite Heywood Park. The property is within close proximity of the town centre, parks, excellent transport links and amenities. Tenants have access to additional cellar storage for bikes etc. There is a small communal area to the rear and an allocated parking space to the front. The accommodation briefly comprises communal entrance door, stairs to the first floor, entrance door, hallway with a security entry phone, lounge/dining room, kitchen, double bedroom and a bathroom. Viewings are available seven days a week via Cardwells Estate Agents Bolton, (01204) 381281 or lettings@cardwells.co.uk PLEASE NOTE: WE ARE ADVISED THAT WATER RATES ARE PAYABLE EVERY MONTH BUT HEATING AND HOT WATER IN THE BATHROOM AND KITCHEN ARE INCLUDED IN THE RENT

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall Security entry phone, doors leading to

Lounge/Dining Room 14' 9" x 8' 1" (4.49m x 2.46m) 2 UPVC double glazed windows dual aspect, radiator, archway open through to

Kitchen 8' 9" x 6' 0" (2.66m x 1.83m) 2 UPVC double glazed windows, modern fitted wall and base units with complimentary working surfaces and tiled splashbacks, built in oven and grill, inset four ring electric hob, inset single bowl single drainer stainless steel sink unit with mixer tap, space for a washing machine, space for a fridge, tiled floor.

Bedroom 11' 5" x 7' 4" (3.48m x 2.23m) UPVC double glazed window, built-in double wardrobe, radiator

Bathroom 8' 9" x 5' 8" (2.66m x 1.73m) White suite comprising, panel enclosed bath, with mixer tap, shower attachment, close coupled WC, wash basin with mixer tap, radiator, tiled floor, part tiling to the walls.

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

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.

Council Tax Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band A and the current cost is approximately £1,594.87 per annum payable to Bolton council.

Flood Risk Information Cardwells Letting Agents Bolton pre market research indicates that the property is in a very low flood risk area.

Viewings In the first instance a walk-through viewing video is available to watch, and then an accompanied viewing can be arranged by calling Cardwells Letting Agents Bolton on 01204 381281 , emailing: lettings@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).

