



Independent Estate Agents
Cardwells Est. 1982

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CLEVELANDS DRIVE, BOLTON, BL1 5GJ



- Executive first floor apartment
- 2 Bedrooms
- Communal entrance/lift served access
- Beautifully maintained communal gardens
- Hall/lounge/2 bedrooms/ensuite to master
- Investment opportunity/long term tenants
- Prof fitted kitchen/family bathroom
- Warmed by gas C.H/uPVC double glazed



Offers Over £195,000

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

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents Bolton offer to the market this beautiful first floor two bed apartment for sale Situated on the exclusive Clevelands development of executive homes and briefly comprising: Communal entrance, lift served access to the property, timber entrance door, hallway with additional storage, lounge, professionally fitted kitchen, two bedrooms with an ensuite to the master and a family bathroom suite. To the outside are two allocated parking spaces and very well maintained communal gardens. Viewings can easily be arranged by ringing Cardwells Estate Agents Bolton on 01204 381281 or via email at bolton@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall Radiator, Fitted storage cupboard, walk in airing cupboard/room.

Lounge/Dining Room Bay window Seating area with three double glazed windows, which overlook the communal gardens, further double glazed window side garden aspect, five radiators, inset spotlights.

Kitchen/Breakfast Room Double glazed window side garden aspect, range of fitted modern wall and base units with granite working surfaces And tiled splash back., Inset 1 1/2 bowl single drainer sink unit with mixer tap, built in oven and grill, inset four ring gas burner hob, extractor canopy above, integrated fridge and freezer, Integrated dishwasher integrated washer dryer tiling to the floor, radiator, inset spotlights.

Master bedroom Double glazed window communal garden aspect, fitted wardrobes and drawers, radiator

En-Suite Shower Room Shower cubicle, wash basin, close coupled WC, Chrome plated heated towel rail, wall mounted vanity unit tiling to the floor and walls, inset spotlights.

Bedroom Two Double glazed window communal garden aspect, fitted wardrobes and drawers, radiator.

Bathroom Bath with shower over head & glass screen, wash hand basin. w/c, towel radiator, fully tiled.

Externally Outside there are delightful Well maintained gardens. There is a car park with two allocated parking spaces (numbered 56). The main door leading into the building has a security entry system and add lift leading to all floors.

Plot size: Cardwells Estate Agents Bolton research shows the plot size is approximately 77m².

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold, 125 years from January 2006. Ground rent of £240.00 per annum, Service charge £600 every quarter.

Council tax: Cardwells Estate Agents Bolton pre market researcher indicates that the council tax is band D with Bolton Council at an approximate cost of around £2,392.00 per annum.

Flood risk information: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton research shows the property is the conservation area of Chorley New Road.

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 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 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).

