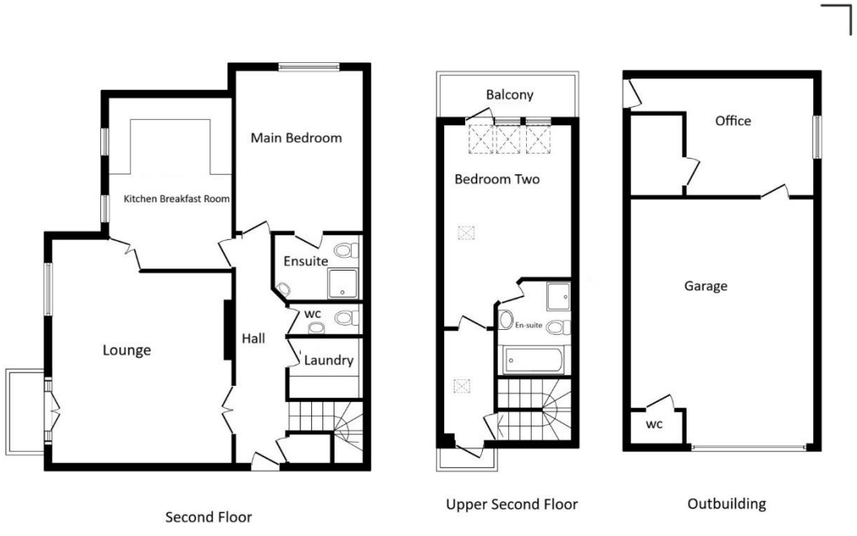










This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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THE BEECH, GRANGE MANOR, GRANGE ROAD, BROMLEY CROSS
£420,000

Occupying a prime position within the prestigious gated Grange Manor development, this superb penthouse duplex apartment offers exceptional living space, outstanding versatility and a truly enviable setting overlooking beautifully maintained gardens and the adjacent reservoir. Accessed via a lift, the property is arranged over two impressive levels and provides a unique blend of apartment convenience and house-like proportions. Flooded with natural light throughout, the accommodation enjoys a peaceful and private atmosphere within one of Bromley Cross most exclusive residential developments. A particular highlight of the property is the presence of two private balconies, providing ideal spaces for al fresco dining, entertaining or simply relaxing whilst taking in the attractive views across the landscaped grounds and surrounding greenery. The penthouse offers two generous double bedrooms, both benefiting from en-suite facilities. The principal suite provides luxurious accommodation, whilst the second bedroom is currently utilised as a stylish second lounge and bar area, demonstrating the flexibility of the layout and offering potential purchasers a range of lifestyle options. Further enhancing the appeal is a dedicated home office, perfect for remote working, along with a larger-than-average garage providing secure parking and excellent storage space. Residents enjoy the exclusivity and security of this gated community, together with access to extensive gardens and picturesque reservoir-side walks. The excellent amenities of Bromley Cross, highly regarded local schools and convenient transport links are all within easy reach. This outstanding penthouse duplex represents a rare opportunity to acquire a spacious and distinctive home within one of the area's most sought-after developments. 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. An external video is available to watch in the first instance.

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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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Reception Hall:
Radiator, built-in under stairs storage cupboard, there is a turning staircase leading to the upper second floor, coving to the ceiling, doors lead to:



Guest wc: 6' 8" x 2' 11" (2.03m x 0.89m)
Close coupled WC, wash basin, part tiling to the walls, radiator.

Utility Room: 5' 4" x 6' 8" (1.62m x 2.03m)
Fitted wall units, space for a washing machine below and space for an American style fridge freezer, radiator.

Lounge area: 22' 1" x 16' 3" (6.73m x 4.95m)
UPVC double glazed window to the rear aspect, radiator below, feature fireplace incorporating 'Bioethanol' fuel fire mounted on a marble hearth, radiator, coving and ceiling roses.

Dining area:
UPVC double glazed French doors open onto a balcony overlooking the beautiful gardens and the reservoir.





Kitchen Breakfast Room: 11' 1" x 15' 7" (3.38m x 4.75m)
2 UPVC double glazed windows to the rear aspect, two double glazed Velux skylight windows, contemporary fitted wall and base units with Quartz work surfaces and tiled splashbacks, built in oven and grill, single drainer sink unit with mixer tap, integrated dishwasher and a wine cooler, induction hob, extractor hood above, tiled floor, inset spotlights ceiling, radiator.





Plot Size:
Cardwells Estate Agents Bolton research shows the plot size is approximately 0.12 acres.

Tenure:
Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 1 January 2000

Council Tax:
Cardwells estate agents Bolton research shows the property is band F annual charges of £3466

Service Charge:
The vendor informs us the service charge is £233 per month, £7 for the windows per month, total £2880 per annum. This includes the ground rent.

Flood Risk:
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 not in a conservation area.

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. An external video is available to watch in the first instance.

Thinking of selling or letting:
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 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. 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

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). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate ltd

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Master Bedroom: 11' 6" x 18' 1" (3.50m x 5.51m)
UPVC double glazed window to the side aspect, radiator below, range of fitted wardrobes with overhead storage cupboards, matching dressing table units and bedside cupboards.



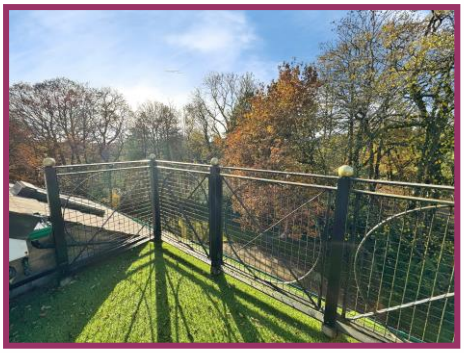


Master En-suite: 5' 10" x 8' 0" (1.78m x 2.44m)
Tiled floor, tiling to the walls, shower cubicle, wash basin with mixer tap, close coupled WC, heated towel rail, inset spotlights to the ceiling, extractor fan.



Landing:
Double glazed Velux skylight window, built-in eaves/storage.

Lounge/Bar Room/Bedroom: 11' 1" x 18' 3" (3.38m x 5.56m)
Three double glazed Velux skylight windows and a door open onto a balcony, which overlooks the communal gardens. Fitted bar area with shelving, radiator, double glazed Velux skylight window, spotlights to the ceiling, access to loft storage space, built in eaves/storage cupboard, radiator.





En-suite Bathroom: 7' 0" x 7' 10" (2.13m x 2.39m)
White suite comprising, enclosed bath, shower cubicle, wash basin, part tiling to the walls, heated towel rail, inset spotlights to the ceiling.



Office: 10' 5" x 11' 9" (3.17m x 3.58m)
Situated on the lower ground floor level with its own private entrance door and security entry phone. UPVC frosted double glazed window to the side aspect, fitted computer desk, walk in storage room with fitted shelving, integral door leading to:

Garage: 23' 0" x 16' 7" (7.01m x 5.05m)
Larger than average garage with an electronically operated up and over door. The garage benefits from power and light, fitted shelving and a WC room.





Wc:
Close coupled WC, wash basin, tiling to the walls.

Outside:
There are beautiful and substantial landscaped gardens which surround Grange Manor. There are seating areas and a walking trail boarding the mature gardens, overlooking the reservoir. The garage is integral to the main building at the rear and can accessed internally or via an electronically operated up and over door. The main entrance you will find two security gates, on Grange Road, giving access to the grounds, one of which has a security entry system.







