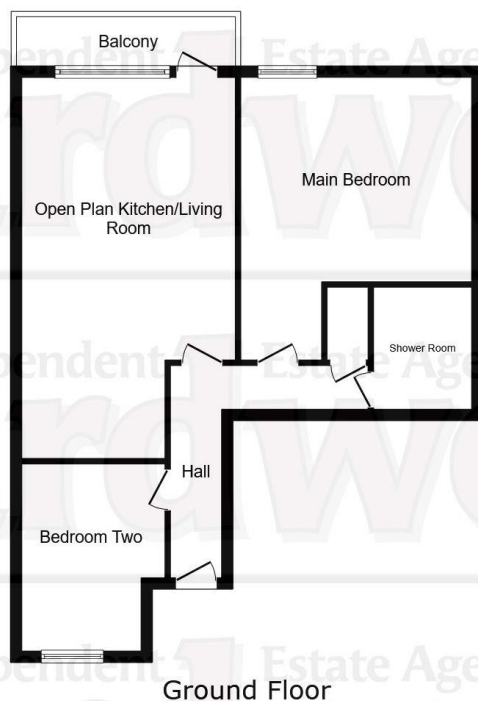
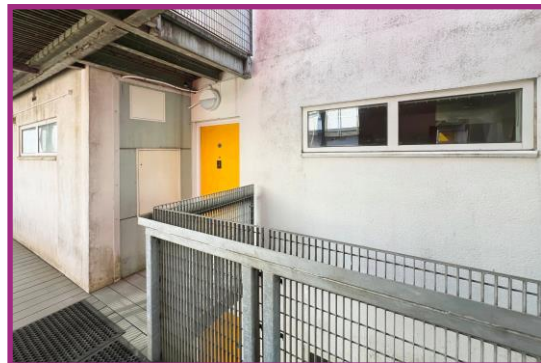
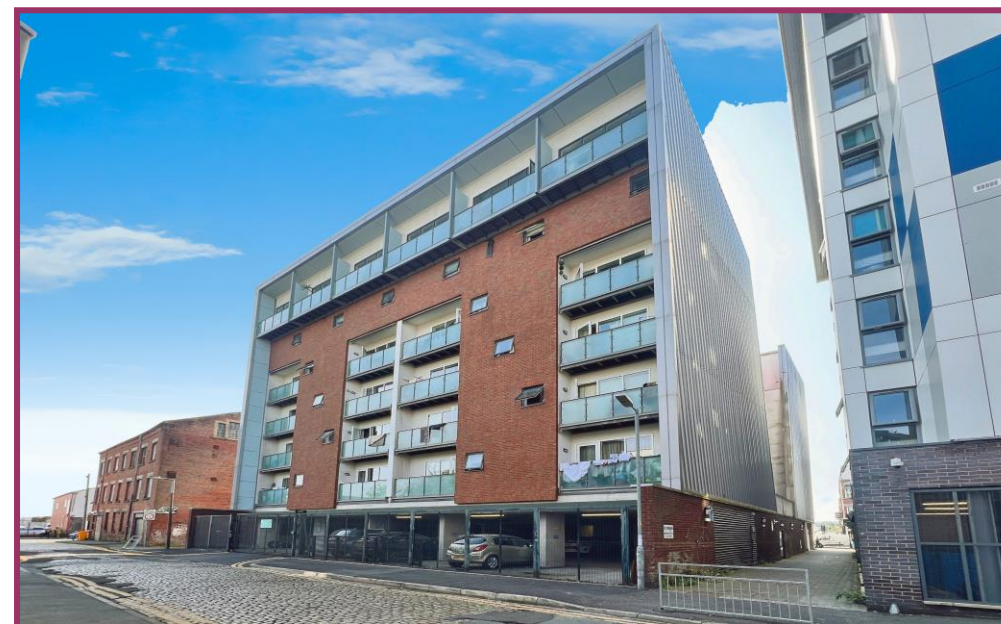


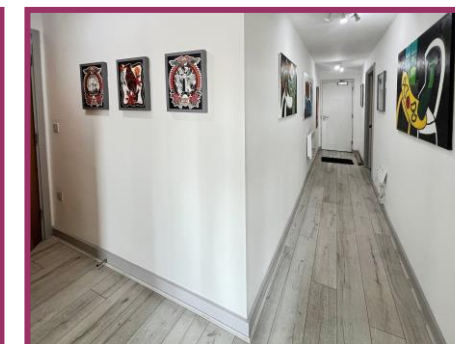
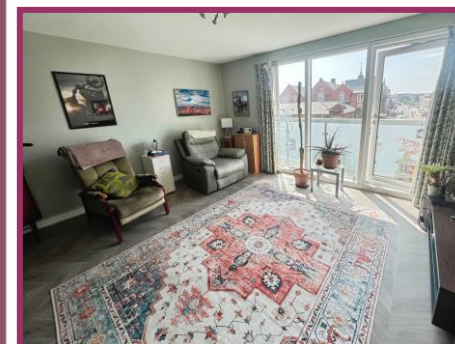
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THE PICTUREHOUSE, BRADSHAWGATE, BOLTON BL1 1QD



- Modern 2 bedroom apartment
- Currently 50% shared ownership
- Option to purchase 100%
- Ideally a investor or cash buyer
- Situated in the town centre
- Balcony with far reaching views
- Rented secure parking space
- Situated on 4th floor, Communal



Offers Over £95,000

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

BURY
14 Market St, Bury, BL9 0AJ
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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



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A modern two bedroom apartment in the heart of Bolton town centre. This spacious and well presented apartment situated on the fourth floor, with views overlooking the town centre and Winter Hill in the distance. The property is currently owned on a 50% shared ownership basis, however the full 100% can be purchased from Irwell Valley housing association. We understand that to purchase the remaining 50% would currently be £55,000 (£110,000 total purchase price). Ideally this would suit a cash purchaser or investor. This stylish apartment is close to excellent amenities, including excellent transport links with easy access throughout the north-west. There is communal lift to all floors and a rented secure allocated parking space. Viewings are by appointment through Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk The spacious accommodation briefly comprises, Entrance hall, open plan living kitchen with a balcony leading off, two double bedrooms and a modern shower room. The property also benefits from double glazing and an electric heating and hot water system.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Front door leading to

Entrance hall: Wall mounted electric heater, built in storage cupboard.

Open plan lounge/kitchen:

Lounge area: uPVC double glazed door, which opens onto a balcony. Wall mounted electric heater.

Kitchen area: Modern fitted wall and base units with complementary work surfaces and splashbacks tiled floor stainless steel sink unit with mixer tap, built in oven and grill, inset halogen hob, stainless steel extractor hood above, space for a washing machine and a fridge, inset spotlights to the ceiling, extractor fan.

Bedroom 1: uPVC double glazed window front aspect, wall mounted electric heater.

Bedroom 2: uPVC double glazed window rear aspect, wall mounted electric heater.

Shower room: Modern white suite comprising, shower cubicle, wash basin with mixer tap, close coupled WC, tiled floor, part tiling to the walls, heated towel rail, inset spotlights to the ceiling, extractor fan.

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Leasehold, 125 years from February 2007.

Management fees: Leasehold, 125 years from February 2007. We are advised the service charge monthly £229.29 total, car park rent £40

Council tax: Cardwells estate agents Bolton research indicates the property is band B £1763 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 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). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

