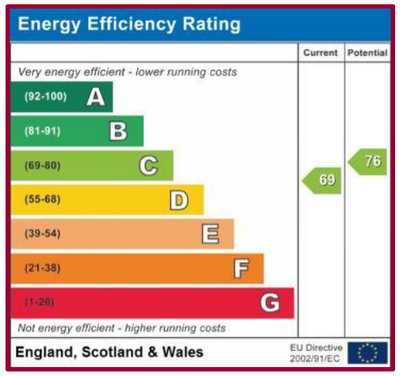

Independent Estate Agents Cardwells Est. 1982

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www.cardwells.co.uk

VERNON STREET, BOLTON TOWN CENTRE, BL1 2PP



- Top floor apartment
- One double bedroom
- Unfurnished
- Spacious Lounge
- Kitchen & shower room
- Close to local amenities
- Fabulous transport links/amenities
- Available now







Monthly Rental Of £650

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.

Situated in a convenient residential location on Vernon Street, Bolton, this unfurnished top floor one-bedroom apartment offers comfortable and affordable living, ideal for a single professional or couple. The accommodation briefly comprises an entrance hallway, a bright and spacious lounge, a kitchen with a range of wall and base units, a generously sized bedroom, and a shower room with a three-piece suite. Located close to Bolton town centre, the property benefits from excellent access to amenities, including, shops, public transport links, and motorway networks, making it ideal for commuters. To arrange a viewing please contact Cardwells lettings agents Bolton (01204) 381281, lettings@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Stairs upto flat

Lounge 19' 4" x 6' 11" (5.89m x 2.11m) UPVC double glazed window front aspect, wall mounted electric heater.

Kitchen 10' 3" x 4' 10" (3.12m x 1.47m) Double glazed skylight window, fitted wall and base units, work top surface, stainless steel sink unit, built in oven, electric hob, extractor hood above, space for a fridge and a washing machine.

Bedroom 10' 9" x 8' 10" (3.27m x 2.69m) Double glazed skylight window, wall mounted electric heater.

Shower Room 7' 2" x 5' 0" (2.18m x 1.52m) Shower cubicle, close coupled WC, wash basin, chrome plated towel rail.

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.

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

Coucil Tax Band Cardwells Letting Agents Bolton research indicates that the council tax is band A with Bolton Council at an approximate cost of around 1,600.00 per annum.

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

Conservation Area Cardwells Letting 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 Lettings Agents Bolton on 01204 381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. In the first instance, there is a walk-through viewing video available to watch.

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 asbeing 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. Weadvise 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 MoneyProtection (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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