



Beautiful ground floor apartment with NO CHAIN AND NO GROUND RENT in a gated community. A stunning two bedroom apartment, situated in a very popular and convenient location, opposite Bromley Cross train station. The property was constructed in 2023 to a high standard with a quality interior and is positioned on the ground floor, with access to the pleasant garden area. Bromley Cross has an array of local shops, schools, restaurants and pubs. The last drop village is within close proximity and excellent transport links. Viewing is highly recommended to fully appreciate this lovely stylish apartment through Cardwells estate agents Bolton, (01204) 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) The accommodation briefly comprises; Entrance hall, living kitchen, two good sized bedrooms and a bathroom. The master bedroom has an ensuite shower room. Outside there is gated secure parking with an allocated parking space and communal gardens. There are two entrances to the apartments. Property also benefits from double glazing and electric heating. The accommodation is approximately 66 sq m.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance hall:** Wall mounted electric heater, built-in airing/storage cupboard, security entry phone, oak wooden flooring.

**Open plan living room:** 20' 8" x 11' 6" (6.29m x 3.50m)

**Lounge area:** Double glazed sliding patio door rear garden aspect, wall mounted electric heater, oak wooden flooring

**Kitchen dining area:** uPVC double glazed window side aspect, range of contemporary fitted wall and base units with complementary work surfaces and splashback's, induction hob, extractor fan above, integrated dishwasher and washing machine, built in oven and microwave, integrated fridge freezer, recess display lighting, inset spotlights, oak wooden flooring.

**Bedroom 1:** 15' 5" x 11' 0" (4.70m x 3.35m) uPVC double glazed window rear aspect, wall mounted electric heater.

**En suite:** 6' 0" x 5' 4" (1.83m x 1.62m) Shower cubicle, wash basin with mixer tap, inset to a vanity unit, close coupled WC, tiled floor, heated towel rail, inset spotlights, extractor fan.

**Bedroom 2 :** 11' 8" x 8' 8" (3.55m x 2.64m) uPVC double glazed window, rear garden aspect, wall mounted electric heater.

**Bathroom:** 8' 1" x 5' 4" (2.46m x 1.62m) Contemporary suite comprising, bath with mixer, tap and shower attachment, wash basin with mixer tap inset to a vanity unit, close coupled WC, tiled floor, underfloor heating, tiling to the walls, towel rail spotlights to the ceiling.

**Outside:** Outside there is a secure gated residential car park, with an allocated parking space. To the rear there are communal gardens, which are mostly laid to lawn. There is a bike storage area and resin gravelled pathways. Directly behind number 3 apartment, there is a patio area.

**Viewings:** All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** Cardwells estate agents Bolton research indicates the property is Leasehold, residue of 999 years lease from 2023. We are advised the service charge is £150 pcm, we await the ground rent information

**Council tax:** The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is C rated which is at an approximate annual cost of £2,008.42 (at the time of writing).

**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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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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

