



Floor Plan

Independent Estate Agents
Cardwells Est. 1982

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ASTLEY BROOK CLOSE, ASTLEY BRIDGE, BL1 8RT



- Secure top (2nd) floor apartment
- Two double bedrooms
- En suite shower rm & bathroom
- Juliette Balcony in lounge / diner
- Quality fitted kitchen with appliances
- Allocated parking, UPVCDG
- EPC C, ideal buy to let, first home
- Walking distance to gym, cinema



Offers Over £100,000

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		80	84

EU Directive 2002/91/EC
 England & Wales
 www.epc4u.com

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Situated in a secure top (second) floor position. This is a superb apartment within this much admired development on the edge of The Valley near to Astley Bridge in Bolton. To the periphery of the development, there is woodland and a passing river whilst Cineworld, Nuffield gymnasium and restaurants are all a very short walk away. There is beautiful countryside nearby to explore yet fantastic everyday facilities within easy reach, providing superb every day convenience. This particular development has previously proved popular with first time buyers and landlords alike, this property is sure to appeal. The accommodation extends to around 58 m²/624 ft.² and is well presented throughout, briefly comprising: reception, hallway, open plan, lounge/diner, complete with Juliette balcony, quality fitted kitchen with washing machine, oven/grill, hob, fridge and freezer, two double bedrooms with wardrobes, en-suite shower room to the master bedroom and a separate three-piece white bathroom suite. Externally, there is an allocated car parking space and the residence of the property would enjoy use of the communal garden areas. There is UPVC double glazing, electric heating (there is no gas in the building) and importantly, the energy performance rating is a C. There is a great deal to admire and as such a personal viewing comes with our highest recommendations by appointment with Cardwells Estate Agents Bolton on 01204381281, bolton@cardwells.co.uk or via www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

The apartment extends to an approximate square footage of around 624 / 58 sq metres. Situated securely on the top floor of the building entrance from the communal hallway into:

Reception hallway: 9' 11" x 13' 5" (3.032m x 4.100m) Measured at maximum points. Electric heater, airing cupboard, neutral decorations, quality carpet, telephone entrance system.

Open Plan Lounge Diner: 19' 3" x 12' 11" (5.871m x 3.949m) A lovely open plan lounge and dining room space with Juliette balcony from double UPVC double glazed doors which are complete with fitted blinds, electric heater, the kitchen table can be included with the sale, the area opens directly into the kitchen.

Kitchen: 9' 11" x 6' 2" (3.028m x 1.881m) A quality fitted kitchen with an excellent range of matching drawers, base and wall cabinets, washing machine, oven / grill, electric hob, extractor, freestanding fridge / freezer.

Bedroom One: 13' 10" x 8' 11" (4.205m x 2.710m) Two UPVC double glazed windows, quality carpet, electric heater, neutral decorations, mirrored quadruple wardrobe which is included in the sale, en-suite shower room off.

En suite: 7' 1" x 4' 0" (2.151m x 1.225m) A modern white three-piece shower room suite comprising: corner shower enclosure, pedestal wash hand basin, and WC, ceramic wall tiling, heated towel rail, extractor fan.

Bedroom Two: 9' 8" x 8' 11" (2.951m x 2.723m) UPVC window with fitted blinds, electric heater, quality, carpeting, neutral decorations, matching wardrobes and drawers which are included in the sale.

Bathroom: 6' 5" x 6' 3" (1.966m x 1.903m) Stylish white three piece bathroom suites comprising: pedestal wash hand basin, dual flush, WC and bath with shower fitting over, ceramic wall, heated towel rail, extractor.

Car Parking: One allocated car parking space, number 10.

Tenure: Cardwells Estate Agents Bolton pre marketing research shows that the property is leasehold enjoying a term of 125 years from 1st January 2007, meaning that there is circa 107 years remaining. We are advised that the annual ground rent is charged at circa £125 per annum.

Management Fees: Our clients advise us that they have paid circa £64 per month for the management fees until recently though they expect the cost to be in the region of £70 per month going forwards. This cost includes the buildings insurance, cleaning of communal areas, car park maintenance etc.

Bolton Council Tax Band: The property is located in the borough of Bolton and the Bolton Council tax band rating is B with an approximate annual cost for the year to 2023 of £1,524.

Flood Risk Information: Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having a Very Low risk of flooding.

Conservation Area: Cardwells Estate Agents Bolton pre marketing research shows that the property is not within 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. A walk through viewing video is available to watch in the first instance at your convenience.

Thinking of selling or letting a property 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 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

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