



Floor Plan

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FERNLEIGH, SHARPLES PARK, ASTLEY BRIDGE, BL1 6PG



- Ground floor apartment
- Two double fitted bedrooms
- Double doors out on terrace & gardens
- Gated secure car parking space
- Modern prof fitted kitchen with appliances
- White three piece shower room
- Worcester gas combi C.H, uPVC D.G
- Sold with no upward chain delay



£120,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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A ground floor two bedroom apartment benefiting from private patio doors which open out onto a deck terrace area and in turn the communal gardens. The allocated car parking space is set behind vehicle gates and the position is superb with beautiful countryside within walking distance, shops nearby and easy access to transport links, popular schools and houses of worship. The ground floor property enjoys the accommodation which extends to around 573 ft.² and briefly comprises: entrance hallway, reception hallway with built-in storage space, lounge/diner complete with double patio doors off to the deck terrace and gardens, modern quality fitted kitchen, two double fitted bedrooms and a three-piece shower room suite. Importantly, the property benefits from a Worcester gas combination central heating boiler, uPVC double glazing and importantly is sold with no further upward chain delay. It is therefore hoped that a prompt completion can be arranged once the sale is agreed. A viewing is highly recommended and can be arranged by calling Cardwells Estate Agents Bolton on 01204 381281, emailing; bolton@cardwells.co.uk or visiting; cardwells.co.uk. In the first instance there is a walkthrough viewing video available to watch.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Approximate floor area: The overall approximate floor area is around 572 ft.².

Entrance hallway: 6' 8" x 3' 1" (2.040m x 0.951m) Neutrally decorated walls, door into the reception hallway.

Reception hallway: 13' 7" x 3' 1" (4.140m x 0.949m) Neutral decorations, quality flooring, built-in storage space, telephone entrance system .

Living room: 17' 1" x 10' 0" (5.195m x 3.041m) uPVC double patio doors which open out onto the deck terrace area, fitted blinds and curtains, beautiful fireplace with electric fire, radiator, feature wallpaper to one wall

Kitchen: 11' 0" x 6' 0" (3.360m x 1.832m) A stylish, modern professionally fitted kitchen with a super range of matching drawers, base and wall cabinets, integrated fridge/freezer, oven/grill, electric hob with extractor over concealed Worcester gas combination central heating boiler, freestanding washing machine, stainless steel sink and drainer with mixer tap over, radiator, neutral decorations, uPVC window overlooking the gardens.

Shower room: 5' 11" x 6' 8" (1.801m x 2.035m) A stylish white three-piece shower room suite comprising WC, wash hand basin with storage space below and a generously sized shower area with fitted optional seat, towel rail, extractor, ceramic wall tiling.

Bedroom 1: 12' 9" x 9' 11" (3.892m x 3.025m) Quality professionally fitted bedroom furniture giving an excellent range of matching wardrobes to one wall, bridging cabinets, display shelving, bedside drawers and an additional chest of four drawers with matching mirror above, new uPVC window with fitted blinds, radiator.

Bedroom 2: 11' 1" x 6' 9" (3.381m x 2.048m) A generous second bedroom complete with professional fitted furniture giving mirror wardrobes and matching storage cabinet, uPVC window which overlooks the communal gardens, fitted blinds, quality carpet, radiator.

Parking: There is one allocated car parking space which we understand to be the one closest to the master bedroom window. This is accessed by driving through the vehicle entrance gate in the centre of the building and then turning immediate left.

Garden: The property enjoys the use of the communal gardens which are very well maintained as part of the management service, particularly well stocked flowerbeds with colourful shrubs and trees which enhance the privacy. As you step out from the lounge, the double doors open out onto a terrace area, which is perhaps ideal for alfresco dining.

Chain details: The properties offered for sale with early vacant possession and no further upward chain.

Legal work: Probate will need to be granted before the sale can be completed, at the time of writing this has been applied for a few weeks earlier and it is hoped that it will not cause any undue delay.

Tenure: Cardwells Estate Agents Bolton premarketing research indicates that the property is leasehold enjoying a term of 999 years from the 1st of March 1997, meaning there are approximately 971 years remaining. We are advised by our client that the, ground rent has "reverted back to The Crown" and nobody has collected the ground rent.

Bolton council tax: The property is situated in the borough of bolton and as such the council tax is collected by bolton council. Cardwells Estate Agents Bolton pre marketing research indicates that the Council Tax Band is B at annual cost of around £1,540 per annum, though single person discounts are on offer.

Management fees: Cardwells Estate Agents Bolton are advised by our clients that the annual management fees / service charge is approx £1,200 per annum or £100 per month. This will include, building insurance, gardening, maintenance of the vehicle gates, cleaning of communal areas, lighting in the communal areas etc.

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 01204 381281, 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.

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