



Independent Estate Agents
Cardwells Est. 1982

www.cardwells.co.uk

ASTLEY BROOK CLOSE, ASTLEY BRIDGE, BL1 8RT



- Stylish 2 bed top floor apartment
- No upward chain involved
- Popular & convenient location
- Well presented, Juliet balcony
- Open plan living room
- Master bed with en suite
- Allocated parking space
- Viewing advised



£110,000

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

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.

Independent Estate Agents
Cardwells Est. 1982



A two bedroom apartment, situated in a very popular and convenient location on a modern development. Situated on the top floor this stylish property is offered for sale with 'no chain involved' making this an ideal first time purchase or perhaps as rental investment with a good rental yield. The Valley has an array of amenities, within close proximity of transport links, Bolton town centre and the A666. Viewing is highly recommended through Cardwell estate agents, Bolton, (01204) 381281, bolton@cardwell.co.uk The accommodation briefly comprises; Entrance hall, open plan living/kitchen room, two bedrooms and a shower room. The master bedroom has an en suite shower room. Outside, there are communal areas and a carpark with an allocated parking space. The property also benefits from uPVC double glazing and electric heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Front door leading to entrance hall

Entrance hall: Wall mounted electric heater, security entry phone, built in storage/airing cupboard, access to the loft, doors leading to

Open plan living/kitchen: 23' 1" x 17' 3" (7.03m x 5.25m) Kitchen area - Modern fitted wall and base units with complementary worktop surfaces, tiled splashback, built-in oven and grill, inset electric hob, concealed extractor hood above, stainless steel sink unit with mixer tap, space for a fridge freezer, space for a washing machine, extractor fan. Lounge/dining area: uPVC double glazed doors open on a Juliet balcony, two wall mounted electric heaters.

Bedroom 1: 11' 3" x 10' 6" (3.43m x 3.20m) uPVC double glazed window window front aspect, wall mounted electric heater.

En suite: Shower cubicle, close WC, wash basin, part tiling to the walls, wall mounted electric heater, extractor fan.

Bedroom 2: 11' 3" x 7' 8" (3.43m x 2.34m) uPVC double glazed window, front aspect, wall mounted electric heater.

Shower room: Modern white suite, comprising shower cubicle, close coupled WC, wash basin, part tiling to the walls, wall mounted, electric heater, 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: Cardwells estate agents Bolton research shows the property is Leasehold, 999 years from 1 January 2007. The vendor advises the service charge is £165 per quarter. The vendor advises there is no ground rent payable, we would advise any purchaser to check with their solicitors regarding this.

Conservation area: Cardwells estate agents Bolton research shows the property is not in a conservation area.

Thinking of selling: 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 market may be particularly helpful as a starting point before advertising your property sale. Just call us (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.

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

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

