



Independent Estate Agents  
**Cardwells**  
 www.cardwells.co.uk

**THE TRINITY, BRIDGEMAN STREET, BOLTON  
 BL3 6RS**



- Part furnished first floor apartment
- Hall/open plan lounge dining kitchen
- Two good bedrooms/ensuite to master
- Three piece family bathroom suite
- Warmed by gas ch/upvc dg throughout
- Secure Entrance Parking
- Council Tax Band B
- Deposit of £920



**Monthly Rental Of £800**

**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

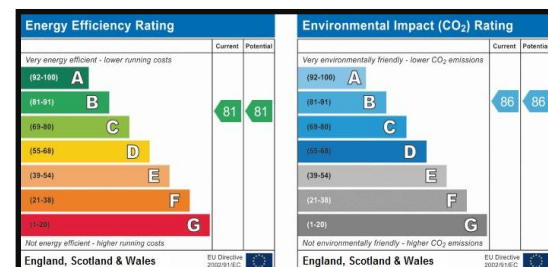
Incorporating: Wright Dickson & Catlow, WDC Estates



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 Est. 1982





Cardwells Letting Agents Bolton offer to the market this part furnished two bedroom apartment which is situated on the first floor on the ever popular Trinity development. In close proximity to the town centre will with excellent transport links, popular bars and restaurants all within walking distance. Briefly comprising: Private security communal entrance, stairs leading up to the first floor, timber entrance door, hall, open plan lounge dining kitchen, two bedrooms with an ensuite to the master and a three piece family bathroom. Warmed by gas central heating and UPVC double glazed throughout, a personal inspection comes with our highest recommendations. Viewings can easily be arranged by ringing Cardwells Letting Agents Bolton on 01204381281 or via email at [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk).

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Communal Entrance** Turning staircase to apartment entrance.

**Entrance Hall** Security entry phone system, carpet, centre light, storage cupboard, radiator.

**Lounge/Kitchen** 20' 4" x 9' 6" (6.2m x 2.9m) Professionally fitted kitchen comprising, matching range of cherrywood style base and wall units, one and half bowl stainless steel sink unit with mixer tap over, ample work top space, 4 ring gas hob, fan assisted electric oven, stainless steel splashback and chimney style extractor, Indesit washing machine, fridge freezer, wall mounted Potterton gas central heating boiler.

**Lounge Area** Carpet, 2 uPVC double glazed windows, 2 radiators, TV and telephone point, centre light.

**Bedroom One** 15' 3" x 11' 2" (4.65m x 3.4m) Carpet, 2 uPVC double glazed windows, TV and telephone point, centre light.

**En-Suite** White suite comprising, walk in shower cubicle, Bristan Electric shower, pedestal wash basin, low level w.c, centre light, extractor fan, radiator, shaving point.

**Bedroom Two** 9' 7" x 7' 1" (2.92m x 2.16m) Carpet, centre light, uPVC double glazed window, radiator.

**Bathroom** 7' 0" x 5' 7" (2.13m x 1.7m) White suite comprising, panel bath, pedestal wash basin, low level w.c, centre light, frosted uPVC double glazed window, radiator.

**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 via the Deposit Protection Scheme, more information can be found at [www.depositprotection.com](http://www.depositprotection.com)

**Council Tax** Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band B and the current cost annually is £1,757.41 payable to Bolton council.

**Viewings** Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Letting Agents Bolton on 01204381281, emailing; [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). In the first instance a walkthrough viewing video is available to watch.

**Plot size** Cardwells Letting Agents Bolton pre market research indicates that the plot size is approximately 40m².

**Flood Risk Information** Flood risk information: Cardwells Letting Agents Bolton pre market research indicates that the property is in a very low flood risk area.

**Tenure** Cardwell Letting Agents Bolton pre market research indicates that the property is of a leasehold tenure.

**Conservation Area** Cardwells Letting Agents Bolton pre market research indicates that the property is not in a conservation area.

**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 Letting Agents Bolton, or any staff member in any way as being functional or regulation compliant. Cardwells Letting Agents Bolton 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 Letting Agents Bolton 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

