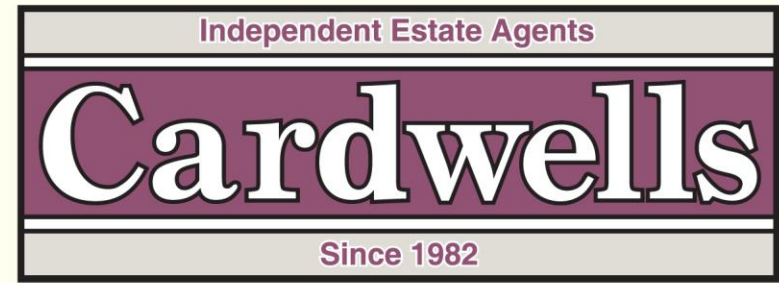


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**KINGSLEY HOUSE, CLEVELANDS DRIVE, HEATON
BOLTON, BL1 5GJ**



- Beautiful Apartment
- Hall/Lounge/Prof Fitted Kitchen
- 2 Fitted Bedrooms/En-suite To Master
- Well Appointed Family Bathroom
- Minimum 12 Month Let
- Excellent Local Amenities
- Part Furnished
- Sought After Development



£995 PCM

BOLTON

11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281 E: bolton@cardwells.co.uk

LETTINGS & MANAGEMENT BURY

E: lettings@cardwells.co.uk T: 01204 381 281
14 Market St, Bury, BL9 0AJ
T: 0161 761 1215 E: bury@cardwells.co.uk

Incorporating: Wright Dickson & Catlow. WDC Estates



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Beautifully presented, part furnished 2 bed apartment available now for a minimum 12 month let. Situated in the exclusive Cleavelands development and as such being ideally situated for the areas highly regarded nurseries, schools, amenities, country pursuits and transport links. Briefly comprising: Hall, spacious lounge with balcony, fully fitted kitchen with integrated appliances, 2 fitted bedrooms with en-suite to the master and a well appointed 3 piece family bathroom. Viewings are available now, 7 days a week via Cardwells Estate Agents Bolton on 01204 381281 or via email at lettings@cardwells.co.uk Please watch the online walkthrough video before booking your appointment.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Reception Hallway 9' 4" x 19' 4" (2.84m x 5.89m) Carpet, ceiling spotlights, double storage cupboard & additional large storage housing the water tank, timber entrance door.

Lounge 12' 11" x 14' 4" (3.93m x 4.37m) Carpet, UPVC double glazed window, double doors to the balcony, radiator.

Kitchen 11' 9" x 9' 2" (3.58m x 2.79m) Professionally fitted kitchen comprising; 1 1/2 bowl stainless steel sink with mixer tap over, high gloss base & wall units, worktops, integrated oven, microwave, dishwasher, washer dryer & fridge freezer, 4 ring gas hob with extractor above, wall mounted gas boiler, cushion flooring, UPVC double glazed window, radiator.

Bedroom One 11' 8" x 13' 1" (3.55m x 3.98m) Carpet. fitted wardrobes & vanity unit, UPVC double glazed window, radiator.

En-Suite 9' 5" x 5' 0" (2.87m x 1.52m) W/C, wash basin on a vanity unit, walk in shower cubicle, floor & wall tiling, wall mounted heated towel rail, frosted UPVC double glazed window.

Bedroom Two 12' 11" x 8' 5" (3.93m x 2.56m) Carpet, fitted double wardrobe, UPVC double glazed window, radiator.

Bathroom 5' 6" x 7' 0" (1.68m x 2.13m) 3 piece suite comprising w/c, wash basin, bath with mixer shower & fitted screen, wall & floor tiling, heated towel rail.

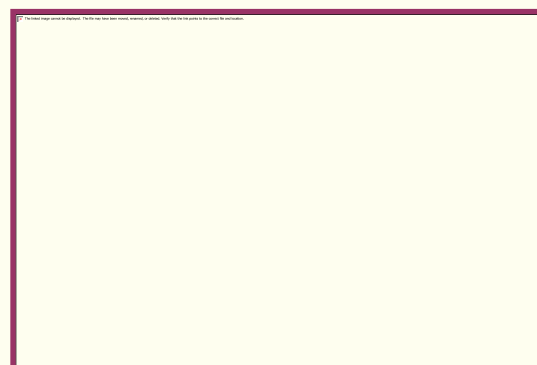
Externally There are communal gardens.

Parking Space number 74

Price £995 Per Calander Month

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 and will be lodged with the Deposit Protection Scheme, more information can be found at www.depositprotection.com



Please note: all viewings are by appointment only through our BOLTON Office