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## ATLAS MILL BENTINCK STREET, BOLTON, BL1 4JB



- Very well presented 2 bed apartment
- Close to Morrisons/bars and restaurants
- Hall/open plan lounge dining kitchen
- Two double bedrooms/family bathroom
- Allocated parking/secure gated entrance
- Lift to all floors
- Council Tax Band B
- 12 month lease minimum



**Monthly Rental Of £800**

### BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: bolton@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

### 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



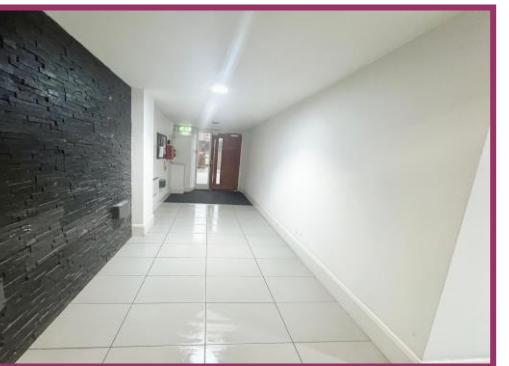
A very well presented two bedroom lift served apartment situated in the sought after development of Atlas Mill in Heaton available now for a minimum 12 month let. In close proximity to excellent amenities including Morrisons, popular bars and restaurants, outdoor pursuits and in close proximity to Bolton town centre. Briefly comprising: Hall, open plan lounge dining kitchen, two double bedrooms, and a very well appointed three piece family bathroom suite. To the outside there is one allocated parking space behind a private gated entrance and there are also very well maintained communal areas. Viewings can easily be arranged by ringing Cardwell Letting Agents Bolton, seven days a week on 01204 381282 or via email at [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk).

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Hallway** Built in storage room, wall mounted electric heater, wall mounted security entry phone hand set.



**Living room/kitchen:** 20' 1" x 10' 1" (6.12m x 3.07m) uPVC double glazed window, range of fitted wall and base units with complimentary working surfaces and splash backs, integrated fridge freezer, inset single bowl single drainer stainless steel sink unit with mixer tap, built in oven and grill with an inset four ring electric hob, extractor canopy above, integrated dishwasher, wall mounted electric heater.



**Bedroom 1:** 12' 1" x 10' 1" (3.68m x 3.07m) uPVC double glazed window, wall mounted electric heater.



**Bedroom 2:** 12' 1" x 7' 4" (3.68m x 2.23m) UPVC double glazed window, wall mounted electric heater.

**Bathroom:** 6' 7" x 6' 2" (2.01m x 1.88m) Modern white bathroom suite comprising, panel enclosed bath with a shower above, close coupled WC, wash basin with a mixer tap, tiling to the floor and walls, wall mounted towel rail, inset spotlights.



**Outside:** Outside there is a gated car park with allocated spaces.

**Note:** There are impressive communal hallways and a lift to all floors.

**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.

**Nil Deposit Option** Find out how to rent this property deposit free with [Reposit](https://reposit.co.uk/) - <https://reposit.co.uk/> Tenants pay a one week non refundable service charge direct to [Reposit](https://reposit.co.uk/). Tenants will remain liable to pay any damages, cleaning, and any arrears at the end of the tenancy.

**Deposit Option** A deposit of 5 weeks rent is payable should you choose the Deposit Protection Scheme, more information can be found at [www.depositprotection.com](http://www.depositprotection.com)

**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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

**Council Tax Band** Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band B and the current cost is approximately £1585.81 per annum payable to Bolton council.

**Plot Size** Cardwells Letting Agents Bolton pre market research indicates that the plot size is 538 ft.<sup>2</sup>