



Independent Estate Agents
Cardwells
 www.cardwells.co.uk

KIERS COURT, ARCON VILLAGE, HORWICH, BL6 6TN



- Spacious open plan apartment
- Available to move in December 2023
- Characterful grade 11 listed
- Close to Rivington & Horwich
- Basement parking
- Council Tax Band C
- Deposit of £835
- 12 Month Minimum Lease Term



Monthly Rental Of £725

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.

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 Est. 1982



Cardwells are pleased to offer for rent this stylish open plan apartment, set within a Grade II listed development. Constructed by Redrow, Arcon village has been sympathetically designed around the original bleach works, dating back to the late 18th century. The development is within close proximity to Horwich centre and Rivington. The apartment is situated on the first floor with an open plan interior. The property is available to move into in December 2023, the property comprises hall, open plan lounge/dining area, through to the master bedroom, kitchen & bathroom. Viewings are available 7 days a week via Cardwells Estate Agents Bolton, (01204) 381281, lettings@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Open Hallway Wall mounted security entry phone system, built in airing cupboard, open and steps lead up to,

Open plan living area & bedroom 27' 0" x 23' 8" (8.22m x 7.21m) Living area, wall mounted electric heater. Double glazed window rear aspect, wall mounted electric heater. Steps lead down to Bedroom area Wall mounted electric heater.

Bathroom 8' 3" x 8' 0" (2.51m x 2.44m) White suite comprising, panel enclosed bath with mixer tap and a separate shower unit above, wash basin with mixer tap, close coupled WC, chrome plated towel rail, part tiling to the walls, inset spotlights to the ceiling.

Kitchen 9' 7" x 7' 0" (2.92m x 2.13m) Fitted wall and base units with complimentary working surfaces and tiled splashback's, inset 1 1/2 bowl single drainer stainless steel sink unit with mixer tap, built in oven and grill, inset halogen hob with a stainless steel extractor canopy above, space for a washing machine.

Outside Outside there is an allocated basement parking space.

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 via the Deposit Protection Scheme, more information can be found at www.depositprotection.com

Viewings All viewings are by advanced appointment with Cardwells Estate Agents, Bolton, 01204 381281 or via lettings@cardwells.co.uk

Council Tax band Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band C and the current cost is £1,838.57 per annum payable to Bolton council.

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

