

LANGCLIFFE PLACE, RADCLIFFE, M26 1QP



- Two Double Bedrooms
- Top Floor Apartment
- Allocated Parking
- Communal Gardens
- Conveniently Located
- Ideal First Time Buy
- No Onward Chain
- Early Viewing Advised



£125,000

BOLTON
 11 Institute St, Bolton, BL1 1PZ
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	82
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Cardwells estate agents are delighted to bring to market this well presented top floor apartment. Offered with no onward chain delay this two bedroom apartment comprises; communal entrance, hallway, open plan lounge/kitchen, two double bedrooms and a four piece bathroom. Externally this property boasts a parking space and communal gardens. Situated close to local amenities, superb transport links this property would suit a first time buyer or buy to let investor!

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Communal Entrance Letter boxes, meter cupboards.

Hallway two ceiling light points. Electric wall mounted heater.

Open Plan Lounge/Kitchen-Diner 19' 2" x 12' 8" (5.83m x 3.85m) Two UPVC double glazed windows to front and side aspects. Three ceiling light points. Two wall mounted electric heaters. A range of wall and base units with stainless steel sink and drainer. Ceramic hob, electric oven and extractor hood. Integrated fridge freezer.

Bathroom 8' 10" x 5' 7" (2.69m x 1.69m) Panelled bath. Shower cubicle with overhead electric shower. Low flush wc. Pedestal wash hand basin. Electric towel radiator. Ceiling light point.

Bedroom 1 10' 11" x 9' 4" (3.32m x 2.84m) UPVC double glazed window to side aspects. Electric wall mounted radiator. Ceiling light point. Fitted wardrobes with sliding mirrored doors

Bedroom 2 9' 4" x 8' 2" (2.85m x 2.50m) UPVC double glazed window to front aspect. Electric wall mounted radiator. Ceiling light point.

Externally Communal gardens, bin store and allocated parking space.

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold, 250 years from 27th April 2006. Our clients advise us that leasehold charge is £150 per annum. We encourage all interested parties to seek clarification of this from their solicitor.

Service Charge – Our client advises us that the service charge is £1423.08 per annum.

Viewing Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

Council Tax The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is B rated which is at an approximate annual cost of £1,763 (at the time of writing).

Conservation Area Cardwells Estate Agents Bury pre-marketing research indicates that the property is set not set within a conservation area.

Flood Risk Cardwells Estate Agents Bury pre-marketing research indicates that this family home is in a position which is regarded as having a "very low" risk of flooding.

Thinking of Selling If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury 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 0161 761 1215, email: bury@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 Bury on 0161 761 1215, emailing: bury@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 Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury 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 estate Agents Bury 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"

