

Independent Estate Agents
Cardwells
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**CHARNLEY GRANGE, LOSTOCK, BOLTON
 BL6 4NU**



- Fabulous fully furnished two bed apartment
- Hall/open plan lounge diner/fitted kitchen
- Two bedrooms/fitted master
- Well appointed 4 piece family bathroom
- Close to excellent amenities/bars/restaurants
- Deposit of £1355
- 12 Month minimum lease term
- Council Tax Band D



£1,175 PCM

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 Est. 1982

BOLTON

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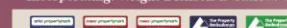
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LETTINGS & MANAGEMENT

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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.



A fabulous opportunity to rent this fully furnished, two bedroom first floor apartment on the exclusive Charnley Grange development in Lostock. Adjacent to Bolton golf club and in close proximity to the areas excellent amenities, local bars and restaurants, outdoor pursuits, highly regarded nurseries and schools and literally on the doorstep of fantastic transport links. Warmed by gas central heating and UPVC double glazed, a personal inspection comes with our highest recommendations is to appreciate all on offer. Briefly comprising: Communal entrance, two small flights of stairs to the first floor, composite entrance door, hall, large open plan lounge diner, professionally fitted kitchen with integrated appliances, two good bedrooms, the master been fitted and a very well appointed four piece family bathroom suite. To the outside is readily available residents parking and very well maintained communal areas. Viewings are welcomed, seven days a week by ringing Cardwells Letting Agents Bolton on 01204 381281 or via email at lettings@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Accessed from the first floor

HALLWAY: 12' 11" x 7' 3" (3.94m x 2.21m) At maximum points, coved ceiling, radiator, entrance phone, corniced ceiling.

LOUNGE/DINER: 25' 7" x 15' 10" (7.8m x 4.83m) At maximum points. Bay window with three uPVC and two uPVC double glazed windows, three radiators, inset ceiling spots and two ceiling lights, tv point, 2 telephone points.

KITCHEN: 8' 8" x 11' 4" (2.64m x 3.45m) Modern professionally fitted kitchen with a range of stylish cabinets that comprise of base, wall and display units with drawers, stainless steel 1 1/2 bowl sink with waste disposal and drainer with mixer tap over, integrated dishwasher, washer/dryer, fridge and freezer, stainless steel oven with four ring gas hob with stainless steel extractor hood over, fitted breakfast bar to match with work surfaces, complimentary ceramic tiling to work areas, inset ceiling spot lighting, uPVC double glazed window, radiator, telephone point. There is additional lighting, i.e. LED lights under wall cupboards and pelmet over lights.

BEDROOM 1: 14' 5" x 10' 7" (4.39m x 3.23m) Measured to front of wardrobes. Professionally fitted bedroom furniture with wardrobes to one wall, fitted dressing area and bedside drawers, uPVC double glazed window, radiator, tv point, telephone point.

BEDROOM 2: 14' 5" x 8' 3" (4.39m x 2.51m) uPVC double glazed window, radiator, telephone point.

BATHROOM: 8' 11" x 6' 3" (2.72m x 1.91m) Beautiful modern white four piece bathroom suite comprising; pedestal wash basin, w.c. bath and separate corner shower cubicle, ceramic wall tiling, uPVC double glazed window, inset ceiling spot lights, chrome ladder style heated towel rail, extractor fan.

GARDEN: The property enjoys use of the communal garden.

PARKING: One allocated parking space, position labelled 3, additional visitors parking is available.

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.

DEPSOSIT 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

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

VIEWINGS All viewings are by advance appointment with Cardwells Letting Agents Bolton, 01204 381281, lettings@cardwells.co.uk, www.cardwells.co.uk 7 days a week.

