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Incorporating: Wright Dickson & Catlow, WDC Estates

1 HASLAM COURT 195 WIGAN ROAD, BOLTON, LANCASHIRE BL3 5QJ



- 2 bedroom apartment
- Sought after ground floor
- 25% shared ownership
- 2 double bedrooms
- White shower room
- Modern fitted kitchen
- UPVCDG, gas combo CH
- No upward chain



£24,950

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CARDWELLS M28

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Offered for sale with early vacant possession and no further upward chain is this ground floor, two double bedroom apartment situated in the ever popular Haslam Court just off Wigan Road. There are a number of superb amenities near by including: parks and recreational space, shops, transport links and restaurants. This purchase price is for 25% ownership. Therefore an additional rent is payable, we have not had confirmation of the amount as of yet, but we estimate this to be approximately £130 per calendar month but please do not base your budgets on this, it for an approximate guidance only. We believe that the remaining 75% can be purchased in 25% increments, but are awaiting confirmation of this. There is a monthly management fee / service charge is payable, again we estimate this to approximately £100 per month, but have not had this confirmed yet. We understand that this fee will contribute to the buildings insurance, gardening, maintenance of communal areas, window cleaning etc. The accommodation on offer briefly comprises: hallway, spacious lounge / diner, professionally fitted kitchen, white shower room suite, and two double bedrooms. There is car parking and communal gardens which we understand the owner can enjoy the use of. There is gas combination central heating, UPVC double glazing and importantly the property is offered for sale with no further upward chain. As such your early personal inspection comes with our highest recommendations, by appointment, with Cardwells Bolton on 01204381381.

Directions BL3 5QJ

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway 20' 5" x 3' 5" (6.22m x 1.04m) Accessed via the communal hallway, there is a telephone entrance system, radiator, built in cloaks storage space off.

Lounge/Diner 18' 1" x 13' 1" (5.51m x 3.98m) With UPVC double glazed windows to two sides, two radiators matching wall and ceiling lights, ample dining and sitting space.

Kitchen/Diner 10' 5" x 8' 5" (3.17m x 2.56m) Professionally fitted kitchen with an excellent range of matching drawers, base and wall cabinets, stainless steel single bowl sink and drainer, freestanding cooker with double oven: grill and four ring electric hob, concealed "Worcester" gas combination central heating boiler, UPVC double glazed window, ceramic wall tiling.

Bedroom One 15' 0" x 10' 9" (4.57m x 3.27m) UPVC double glazed window, radiator.

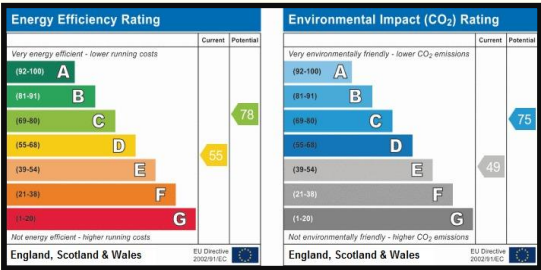
Bedroom Two 13' 4" x 11' 6" (4.06m x 3.50m) UPVC double glazed window, radiator

Shower Room 8' 5" x 6' 4" (2.56m x 1.93m) Three piece white suite comprising; wash hand basin, WC and shower cubicle with electric shower, UPVC double glazed window, built in storage space, radiator.

Outside there are communal gardens.

Price £24,950. This price is for 25% ownership.

Disclaimer This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure 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 or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, 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 and should be used as such by any interested party.



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