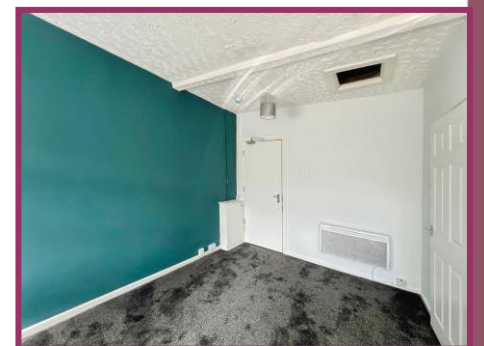


VERNON STREET, BOLTON, BL1 2PP



- Very well presented first floor studio
- Open plan lounge/studio/kitchen
- Well appointed separate shower room
- Electric heating/upvc double glazed
- Excellent transport links/amenities
- Call now to view



£600 PCM

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E: bolton@cardwells.co.uk

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E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

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T: 01204 381 281

E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

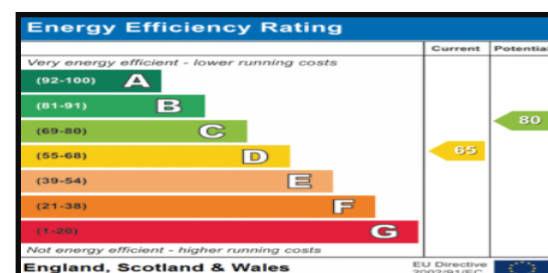


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Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Cardwells Letting Agents Bolton offer to the rental market this secure first floor studio flat on Vernon Street which is close to Bolton Town Centre with excellent transport links for the commuter with both bus and railway stations within walking distance and local amenities all close by. Recently fully renovated and briefly comprising: Communal entrance, one flight of stairs to the flat, open plan lounge, dining kitchen and a well appointed separate shower room. Viewings can easily be arranged by ringing Cardwells Letting Agents Bolton, seven days a week on 01204 381281 or via email at lettings@cardwells.co.uk. Please watch the online walk through video prior to booking your viewing

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Communal entrance door, one flight of stairs to the flat itself, timber entrance door into.

Open Plan Studio 15' 5" x 15' 0" (4.70m x 4.57m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, high gloss base and wall units, freestanding electric oven with extractor above, two uPVC double glazed windows, wall mounted electric heater.

Shower Room 4' 7" x 5' 9" (1.40m x 1.75m) 4'7 x 5'9 three feet piece suite comprising Wc, wall mounted wash basin, walk in shower cubicle with electric shower, wall mounted heated towel rail.

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 Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Lettings Agents Bolton on 01204 381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. In the first instance, there is a walk-through viewing video available to watch.

Floor Area Cardwells Letting Agents Bolton research shows the plot size is approximately 23m2.

Tenure Cardwells Letting Agents Bolton research shows the property is of a leasehold tenure.

ouncil Tax Cardwells Letting Agents Bolton research indicates that the council tax is band A with Bolton Council at an approximate cost of around 1,600.00 per annum.

Flood Risk Cardwells Letting Agents Bolton research shows the property is in a very low flood risk area.

Conservation Area Cardwells Letting Agents Bolton research shows the property is not in a conservation area.

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, 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 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 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.

