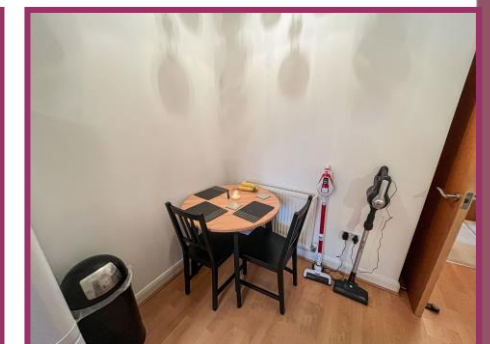


NEW CENTURY APARTMENTS, STUBBINS LANE, RAMSBOTTOM, BL0 0PP



- Top floor apartment
- Two double bedrooms
- Gas central heating
- Communal gardens
- One allocated parking space
- Secure entry system
- Quiet and sought after
- Council Tax Band Rating B



Monthly Rental Of £850

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

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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.



Available to rent and located within the always desirable area of Ramsbottom and close to some local amenities is this superb top floor apartment. Internally the accommodation comprises a hallway, two double bedrooms with the master having an en-suite, family bathroom, lounge and kitchen/dining area. Further benefits to the property include gas central heating and double glazing. Externally there are communal gardens and an allocated parking space. For further information please contact 0161 761 1215 or email bury@cardwells.co.uk The property is available to rent early November 2023, viewing is available 7 days a week.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Ceiling light point, storage cupboard, loft access, radiator

Lounge 15' 2" x 11' 6" (4.62m x 3.51m) Ceiling light points, double glazed window, double glazed French doors with Juliet balcony, radiator

Kitchen/Diner 14' 0" x 7' 6" (4.26m x 2.29m) Ceiling light point, double glazed window to the side, laminate effect flooring, radiator, fitted wall and base units with extractor fan, gas hob and double electric oven, stainless steel sink with mixer tap and drainer, tiled splashback to the walls.

Bedroom One 11' 5" x 10' 5" (3.48m x 3.17m) Ceiling light point, radiator, double glazed window.

En-suite 6' 2" x 5' 6" (1.89m x 1.68m) Downlights, Wc, sink, walk in shower cubicle, radiator.

Bedroom Two 11' 5" x 9' 1" (3.47m x 2.76m) Ceiling light point, double glazed window, radiator.

Bathroom 6' 11" x 5' 8" (2.12m x 1.73m) Downlights, Wc, sink, panelled bath, radiator, extractor fan, tiled splashback to the walls

Externally To the front of the property there are communal garden areas and to the rear there are also communal gardens with one allocated car parking space. You can gain entry to the building from both front and the rear through a secure entry system.

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 Option 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

No Deposit Option Find out how to rent this property deposit free with Reposit - <https://reposit.co.uk/> Tenants pay a one week non refundable service charge direct to Reposit. Tenants will remain liable to pay any damages, cleaning, and any arrears at the end of the tenancy.

Council tax Rating Cardwells Letting Agents Bury research indicates that the council tax band with Bury Council is B rated, at an approximate cost of around £1,612 per annum (22-23)

Tenure Cardwells Letting Agents Bury pre marketing research indicates that the property is Leasehold.

Viewings Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Letting Agents BURY on 0161 7611215 , emailing; lettings@cardwells.co.uk or visiting: www.Cardwells.co.uk. In the first instance a walkthrough viewing video is available to watch.

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

