



Independent Estate Agents
Cardwells Est. 1982

www.cardwells.co.uk

THE LANDMARK, NEW ROAD, RADCLIFFE. M26 1QG



- Top Floor Apartment
- One Double Bedroom
- Open Plan Living Area
- Modern Three Piece Bathroom
- Sizeable Storage Area
- Residents Parking
- Excellent Location
- Early Viewing Advised



£110,000

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

LETTINGS & MANAGEMENT
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: lettings@cardwells.co.uk

Independent Estate Agents
Cardwells Est. 1982

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.



This top floor one bedroom apartment is located on the fringe of Radcliffe town Centre and provides excellent access to wide ranging amenities and good transport links into Bury, Manchester and beyond. The apartment is very well presented and will be ideally suited for first time buyers, investors and down sizers alike. The surprisingly spacious the accommodation briefly comprises open plan living area with lounge, dining area and fitted kitchen. Double bedroom with access to a large storage area. Modern three-piece bathroom also with access to the large storage area. The common areas appear to be well looked after and have resident only parking and neat gardens. 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

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Communal Hall Main door with intercom through to the apartment. Stairs lead off to all levels.

Internal Hall Door leads off the communal hall into the apartment hallway. Doors off to all rooms.

Living Area 6' 2" x 5' 7" (1.88m x 1.70m) Double glazed window to the front elevation plus twin double glazed skylight windows. Open plan living area comprising: lounge, dining area and fitted kitchen. Electric heating. Kitchen area comprises range of coloured base units with contrasting work surfaces and matching wall cabinets. Inset sink and drainer. Four ring ceramic hob with electric oven and extractor hood. Space for fridge freezer. Plumbed for washing machine.

Bedroom 5' 6" x 3' 4" (1.68m x 1.02m) Double glazed skylight window to the rear elevation. Heater. Access to eaves storage.

Bathroom Double skylight window. Three-piece suite comprising bath with shower and screen over, pedestal wash handbasin and close to WC. Access to large eaves storage area with light.

Externally The apartment block has resident only parking and neat communal garden areas.

Price £110,000

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

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold, enjoying the remainder of the 125 year term and that there are 107 years remaining. Our clients advise us that leasehold charge is £150.00 per annum. We encourage all interested parties to seek clarification of this from their solicitor.

Council Tax The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is A rated which is at an approximate annual cost of £1,526 (at the time of writing).

Conservation Area Cardwells Estate Agents Bury pre marketing research shows that the property is not within 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 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"

