



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



Independent Estate Agents
Cardwells™
 Est. 1982

www.cardwells.co.uk

ST JOHNS GARDENS, BURY, BL9 0NP



- To rent on 12 month shorthold tenancy
- 7th floor lift served apartment
- One bedroom plus open plan living area
- Set within the town centre on 'The Rock'
- Open panoramic views
- 1 Private parking space included
- Council Tax Band A
- No deposit option available



Monthly Rental Of £875

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

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 lovely one bedroom top floor lift served apartment is centrally located for "The Rock" with all of its shops, restaurants, cinema and bowling facilities within walking distance. The train station is a few minutes walk away and there is even the green area of St John's Gardens on the doorstep. The accommodation is well presented with a modern stylish feel as can be seen by watching the virtual viewing video. In brief comprising open plan lounge and kitchen, 1 bedroom and bathroom. There is an allocated parking space available with the apartment. Early viewing is advised and can be arranged by calling our Cardwells Estate Agents Bury office on 0161 761 1215, via email bury@cardwells.co.uk or online [@cardwells.co.uk](https://www.cardwells.co.uk).

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hall: 11' 0" x 3' 11" (3.36m x 1.20m) With large walk in store/cloaks/utility cupboard with automatic washer drier, laminate flooring, two spotlights to ceiling, smoke alarm, electric heater,

Lounge: 16' 5" x 14' 1" (5.01m x 4.30m) Laminate flooring, picture window with Juliet balcony enjoying open panoramic views, electric heater, spot lights to ceiling, TV control internet panel, opens directly into kitchen.

Kitchen: 7' 1" x 8' 2" (2.15m x 2.5m) Opens studio style directly into lounge. Professionally fitted glossy Ivory cabinets with contrasting textured worktops. One and half bowl stainless steel sink, base cupboards, drawers and matching wall cabinets. Integrated dishwasher, fridge freezer and built in oven, ceramic hob and extractor hood. Laminate flooring, spot lights to ceiling and smoke alarm, lovely brick tiling to work areas.

Bedroom: 16' 2" x 8' 10" (4.93m x 2.7m) Picture window, electric heater, carpet.

Bathroom: 6' 11" x 7' 4" (2.10m x 2.24m) Three piece suite comprising bath with shower screen over, vanity sink unit and WC. Chrome heated towel rail. Tiled floor and part tiled elevations with large wall mirror. Spotlights to the ceiling.

Parking Allocated resident parking is at Saint Johns Square which is accessed by car off Derby Way and by foot at the side of The Range.

Council Tax Band Cardwells Letting Agents Bury pre market research indicates that the property is council tax band A and the current cost is £1526 per annum payable to Bury Council at the time of writing.

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 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.

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold , enjoying the remainder of the 250 year term which started on 16th June 2010, meaning that there are 236 years remaining

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. A walk through viewing video is available to watch in the first instance.

