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**THE OLD SCHOOL ROOMS GREAT MOOR STREET,  
BOLTON, BL1 1NR**



- Lift Served One Bed Apartment
- Secure Top Floor Accommodation
- Hall/Lounge/Fitted Kitchen
- Mezzanine Bedroom
- Ideally Suit Single/Prof Couple
- White 3 Piece Bathroom
- Minimum 12 Month Lease
- No parking



**£525PCM**

**BOLTON**

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**LETTINGS & MANAGEMENT**

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**BURY**

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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. C W Pearson.

Very well presented one bed apartment available February 2022!! Situated in the heart of the town centre this secure top floor apartment offers access to all shops, restaurants and excellent transport links to surrounding areas. Briefly comprising: Lift served access to the welcoming reception area, timber entrance door, hallway with turning staircase to the bedroom, light airy lounge, fitted kitchen with white goods included and a white 3 piece bathroom. Warmed by electric night storage heaters, secondary glazed windows. We feel the apartment will be perfectly suited to a single or professional couple. Please note there is no parking space with the property. Please contact our town centre office on 01204 381281 or [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk) to arrange a personal inspection, seven days a week.

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Timber Entrance Door**

**Hallway** 11' 3" x 3' 9" (3.43m x 1.14m) Intercom system, laminate flooring wall mounted night storage heater, turning staircase to bedroom.

**Lounge** 14' 9" x 9' 3" (4.49m x 2.82m) Laminate flooring, 2 night storage heaters, 2 windows, under stairs storage.

**Kitchen** 11' 7" x 5' 10" (3.53m x 1.78m) Professionally fitted kitchen comprising stainless steel sink with mixer tap over, base & wall units, roll edge worktops, 4 ring electric hob, oven with extractor above, white goods included, laminate flooring, window.

**Bedroom** 11' 6" x 11' 4" (3.50m x 3.45m) Carpet, built in storage, wall mounted night storage heater.

**Bathroom** 7' 5" x 4' 4" (2.26m x 1.32m) White 3 piece suite comprising, w/c, wash basin, bath with mixer shower, cushion flooring, full wall tiling, heated towel rail.

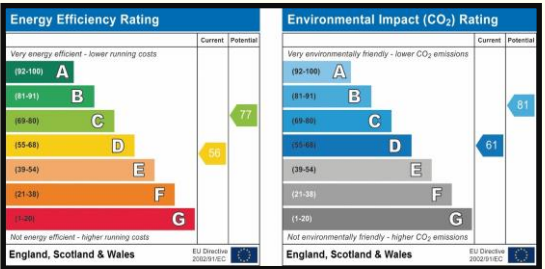
**Price** £525PCM

**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 should you choose the Deposit Protection Scheme, more information can be found at [www.depositprotection.com](http://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.

**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).



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