



Independent Estate Agents  
**Cardwells** Est. 1982

[www.cardwells.co.uk](http://www.cardwells.co.uk)

**BRATTICE DRIVE, SWINTON, M27 8WG**



- 1st floor 2 bedroom apartment
- Spacious stairway serves only 6 apts
- Private (space 70) plus visitor spaces
- Fitted kitchen with appliances
- Bayed lounge diner
- White bathroom and shower
- Vacant, no chain, uPVC D.G windows
- All electric, updated with certificates



**£129,950**

**BOLTON**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**  
 14 Market St, Bury, BL9 0AJ  
 T: 0161 761 1215  
 E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
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Incorporating: Wright Dickson & Catlow, WDC Estates



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The location of this lovely apartment is exceptional. The estate is modern and superbly maintained yet is positioned for easy access to the City Centre, motorway network and public transport. Ideal to purchase to live in or would be an easy renter, it comprises decorated and carpeted communal stairway serving only 6 apartments. Inner hall, spacious lounge diner with bay window and laminate flooring, fitted kitchen with oven and hob, Bosch fridge freezer, Indesit automatic washing machine, 2 bedrooms, white bathroom and shower, all electric room heaters, uPVC double glazed windows, private parking space. Attractively laid and maintained gardens. Vacant, please watch the viewing video then call Cardwells Estate Agents 01617943434, mail@cardwells.co.uk, www.cardwells.co.uk

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hall:** Accessed from front and rear, wide stairways, carpeted and well lit.

**Inner hall:** L shaped, laminate flooring, wall heater.

**Lounge diner:** 19' 2" x 11' 10" (5.84m x 3.60m) into bay Laminate flooring, 2 heaters.

**Kitchen:** 9' 4" x 7' 6" (2.84m x 2.28m) Fitted kitchen, one and half stainless steel sink top, base and wall cabinets, ample work top space, built in oven/hob and extractor hood, Bosch fridge freezer, Indesit automatic washing machine, wall heater.

**Bedroom 1:** 12' 2" x 11' 7" (3.71m x 3.53m) 2 built in wardrobes, wall heater.

**Bedroom 2:** 8' 8" x 8' 11" (2.64m x 2.72m) Wall heater.

**Bathroom:** 6' 9" x 5' 11" (2.06m x 1.80m) White suite, bath with mixer shower above, w.c, wash basin, extractor fan.

**Parking:** Space No 70.

**Viewings:** All viewings are by advance appointment with Cardwells Estate Agents Swinton, 0161 794 3434, mail@cardwells.co.uk, www.cardwells.co.uk

**Tenure:** Cardwells Estate Agents research shows the property is Leasehold, 125 years from 1 January 2006, the ground rent is £120 per annum. Service charge is £155 pcm.

**Council tax:** Cardwells Estate Agents research shows the property is in band B.

**Conservation area:** Cardwells estate agents research shows the property is not in a conservation area.

**Flood risk information:** Cardwells estate agents research shows the property is in a very low flood risk area.

**Thinking of selling:** If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

**Arranging a mortgage:** Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

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