



WILLIAM THOMAS
ESTATE AGENTS

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DRAFT

PLEASE CONFIRM THAT ALL THE DETAILS ARE CORRECT TO THE BEST OF YOUR KNOWLEDGE.

PRINT NAME _____

SIGNED _____

DATED _____

Apartment 513 Holden Mill, Cottonworks, Blackburn Road, Bolton, BL1 7QJ

The Apartment...

A well presented modern two-bedroom apartment, in arguably one of the most sought-after positions of the desirable Cottonworks development, a Grade II listed former cotton mill. The apartment has been tastefully decorated by the current owners allowing the new owners to simply unpack and enjoy all that is on offer. The apartment boasts stunning views towards Manchester and Peel Tower from the fabulous spacious balcony.

A Closer Look...

Step through into the entrance hallway, hanging your coats in the large cloakroom closet to your right before heading to your spacious open plan kitchen-diner-lounge. The contemporary kitchen benefits from white gloss base and wall cupboards, with a contrasting dark wood-effect worktop, and integrated Neff Oven and induction hob, slimline dishwasher, fridge, freezer and washer-dryer. A sliding patio door at the end of the lounge opens up to an expansive, decked balcony. Adorned with the original window frames that add to the property's iconic charm, this covered balcony offers an inviting space to appreciate the stunning views throughout the year.

Returning through the hallway, discover the master bedroom, complete with fitted wardrobes for ample storage and added convenience. Large windows in this room allow you to enjoy the scenic views, providing an opportunity to appreciate the surrounding vistas from the comfort of your own space. Additionally, a convenient en-suite shower room adjoins this bedroom, offering privacy and functionality.

There is another double bedroom, a versatile space that serves well as a guest bedroom or hobby room, with an internal window that looks over the lounge to allow natural light in.

Across the hallway is a bathroom with part tiled elevations, a bath with handheld shower attachment, pedestal basin, W.C., and heated towel rail.

The Development...

As you turn into the development you'll notice the well maintained grounds. Internally enter from the car park into the secure entrance and into the foyer, where you are greeted with well maintained will instantly notice how clean and well presented all the communal areas are. Take the lift to the second floor... or take the stairs to get your daily steps in! The apartments are arranged over six floors, all with lift access and an intercom system, each individual apartment with its own unique style. The property also benefits from an allocated parking space.

Service charge: £252 pcm

Ground rent: £150 p/a, payable twice a year (£75)

Date of Lease: 23 March 2015

Term: 999 years from 12 May 1924

Location...

Conveniently placed for all local amenities including transport links, supermarkets, pubs and restaurants, and also open countryside for anyone who enjoys outdoor pursuits.

£150,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



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- Beautiful East-Facing 5th Floor Apartment
- Two Double Bedrooms
- Large Open Plan Kitchen-Diner-Lounge
- En-Suite Shower Room
- 3-Piece Bathroom
- East-Facing Spacious Balcony
- Indoor Allocated Parking Space
- Lift Access & Immaculate Communal Areas

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454 Darwen Road Bromley Cross Bolton

Entrance Hallway



Kitchen



Open Plan Dining-Lounge



Bathroom



Cloakroom



Master Bedroom



En-Suite



Bedroom 2





Balcony



Views

External Elevation



Agents Notes

William Thomas Estates for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or a contract. (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of William Thomas Estates has authority to make or give any representations or warranty whatever in relation to this property