

Apt 5 Park Lodge, Rutherford Drive, Over Hulton, Bolton, BL5 1EB



Offers In The Region Of £195,000

Built in 2016 BY Melrose Living this superb first floor apartment two double bedroom represents the ultimate in over 55 living, having been re designed off plan the apartment offers excellent and spacious accommodation with over 800 sqft. of accommodation. Excellent communal facilities with owners lounge and guest suite. The property is situated within easy access of all local amenities, shops and transport links and viewing is essential to appreciate all that is on offer.

- Stunning First Floor Apartment
- Open Plan Lounge Diner
- Luxury Bathroom
- Two Generous Double Bedrooms
- Independant Living
- EPC Rating B



Stunning two double bedroom first floor apartment situated in this purpose built block constructed in 2016 by Melrose Living. This assisted complex offers spacious accommodation with guest suite, communal lounge and kitchen and a caretaker on duty 5 mornings per week. The apartment comprises :- Entrance hall with intercom and alarm facility, lounge diner, fitted kitchen with built in appliances, two double bedrooms one with fitted wardrobes and both with built in cupboards, shower room fitted with luxury three piece white suite. Outside there are communal gardens with lawned areas well maintained flower and shrub beds, carparking for one vehicle with this property (subject to annual fee) Viewing is essential to appreciate all that is on offer with this stunning property.



Communal Entrance Hall

Security controlled entrance doors with intercom leading to a communal hallway with lift and stairs to first and second floors, access to communal lounge with kitchen facility and guest suite for low cost rent if friend or family stay. Wardens office manned during the daytime on a regular basis.



Communal Facilities

Spacious lounge for residents with tables and comfy chairs enabling owners to converse and enjoy, open to a well equipped communal kitchen area. Guest suite features a modern one bedroom suite available for owners to reserve at a low cost to enable visitors to stay over.

Entrance Hall

UPVC double glazed window to rear, two radiators, door to:



Utility 3'9" x 3'5" (1.15m x 1.03m)

With worktop space, space for tumble dryer, wall mounted gas boiler serving heating system and domestic hot water with extractor fan.

Lounge/Diner 14'4" x 17'2" (4.38m x 5.24m)

UPVC double glazed window to rear, living flame effect electric fire with ornate surround, two radiators, coving to ceiling, uPVC double glazed patio door juliet balcony, open plan to:



Kitchen 5'11" x 10'6" (1.81m x 3.20m)

Fitted with a matching range of cream base and eye level units with overlighting and underlighting, drawers and cornice trims, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge/freezer, slimline dishwasher and washing machine, built-in electric fan assisted oven, four ring induction hob with extractor hood over, built-in microwave, uPVC double glazed window to side, vinyl flooring, Electric heater in kick panel.



Shower Room

Fitted with three piece modern white suite comprising tiled double shower enclosure with glass screen, wall mounted wash hand basin in vanity unit with drawers and mixer tap and WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, extractor fan, wall mounted mirror, cabinets with under lighting, ceramic tiled flooring, under floor heating.

Bedroom 1 15'3" x 10'6" (4.64m x 3.20m)

UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising four fitted grey double wardrobes with hanging rails, shelving and drawers, radiator, coving to ceiling, double doors to built-in double storage cupboard with additional shelving.

Bedroom 2 11'5" x 10'6" (3.47m x 3.20m)

UPVC double glazed window to front, radiator, coving to ceiling, double doors to built-in double storage cupboard with hanging space and shelving.

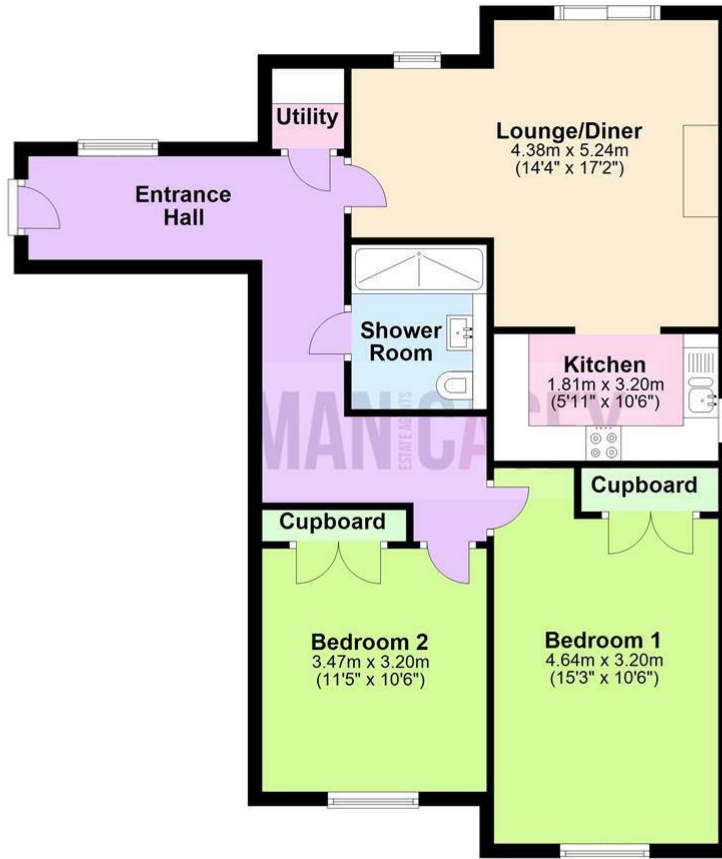
Outside

Communal gardens with well maintained lawned areas, flower and shrub beds, Car parking area with reserved parking spaces this property has one space available (annual charge applicable)



Ground Floor

Approx. 76.5 sq. metres (823.3 sq. feet)



Total area: approx. 76.5 sq. metres (823.3 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	84	84

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

