WILLIAM THOMAS
SALES & LETTINGS
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DRAFT

Please confirm that the below details are correct to the best of your knowledge via email.

We can only begin marketing your property after the details have been approved.

Apartment 514 Holden Mill, Blackburn Road, Bolton, BL1 7QJ

The ApartmentA 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 boasts good 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 gloss base and wall cupboards, with a contrasting worktop, and integrated Oven and hob, dishwasher, fridge, freezer and washing machine. 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 tiled elevations, a bath with shower, pedestal basin, W.C., and heated towel rail.

Aside from the obvious appeal, what sets these properties apart is the private outdoor spaces, an innovative and unique feature to this development, which affords residents their own private sun terrace, and which can be enjoyed all year round due to its sheltered manner of construction, ensuring low maintenance living does not necessarily mean that one is without a space in which to relax with a glass of wine. Furthermore, this particular apartment has one of the largest terraces that we have encountered, providing potential for a variety of leisure uses, not least a wonderful canvas to create one’s own oasis in which to relax and unwind, for al-fresco dining or perhaps a botanical haven in which to retreat after a stressful day in the office. Situated to the more desirable rear of the building, one can enjoy peace and tranquility, as well as delightful views over surrounding countryside and as far afield as Manchester from its lofty, tree-top position.

The Development
The Cottonworks Development is set back off Blackburn Road, with a gated car park. Set within mature well maintained grounds. Apartment 514 benefits from reserved parking, within the grounds. From there a key fob operated door leads into the smart, spacious foyer, complete with communal meeting area. For visiting guests the intercom system is used to gain anccess. Apartment 514 is located on the fifth floor and can be accessed via the lift or the stairs for those preferring a healthier option.

Service charge: £295.21 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.

£128,000

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454 Darwen Road Bromley Cross Bolton

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- Spacious Two Bedroom with En-Suite
- Large Balcony with Fabulous Views
- 3 Piece Bathroom
- Lounge-Diner Open to Kitchen/En-Suite Shower Room
- Internal Inspection Highly Advised

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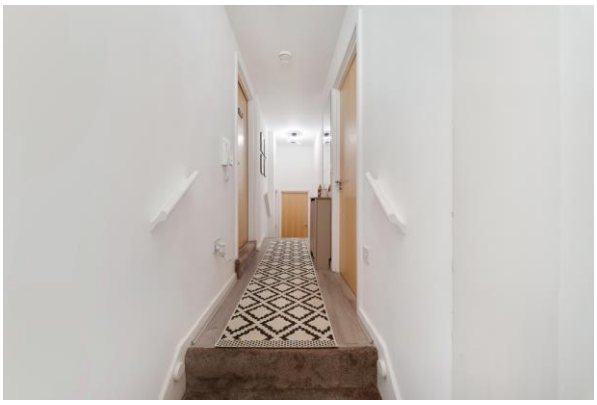
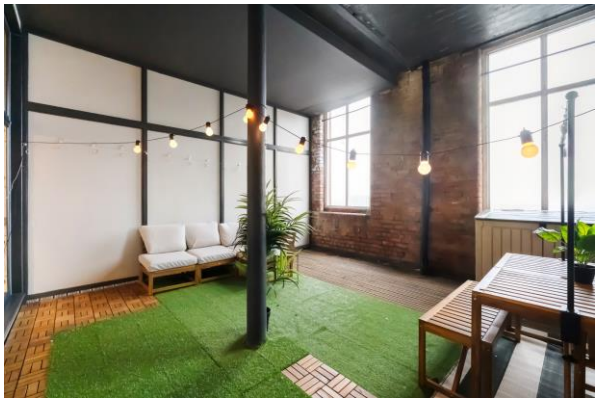
Entrance Hallway



Lounge-Diner

Kitchen

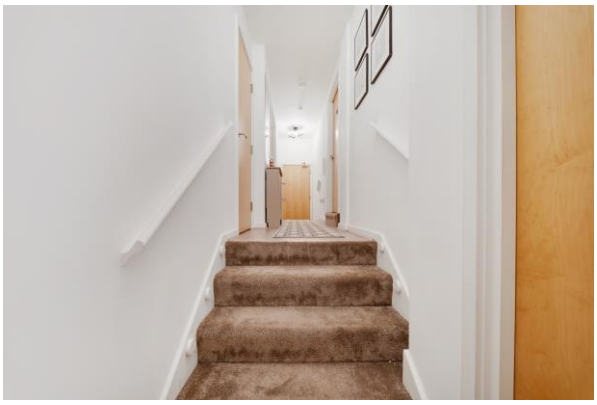
Large Balcony



Bedroom 1

En-Suite Shower Room

Inner Hall



Bedroom 2

3 Piece Bathroom

Communal Areas

External Pictures

Agents Notes

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