

£230,000  
Leasehold



JON SIMON  
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### Features

- A Stunning Two Bedroom First Floor Apartment
- Lift To All Floors - Ideal for Flat Level Living or Mobility Issues
- Modern High Quality Finish Throughout - Ready To Move Straight In
- Fabulous Wide Entrance Hallway with Bespoke Aluminium Black Door
- Open Plan Modern Kitchen/Diner/Lounge with Access to Balcony
- Two Good Sized Bedrooms
- Modern En-Suite Shower Room & Stunning Three Piece White Family Bathroom
- Allocated Gated & Undercover Parking
- Sought After Heaton Location - Close to Popular Bars/Restaurants, Bolton School, Travel Links, Amenities and Town Centre
- Sold With No Onward Chain
- Gas Central Heating, Double Glazing & Intercom System
- Viewing Highly Recommended to Appreciate the Size of this Lovely Property

## Summary of Property

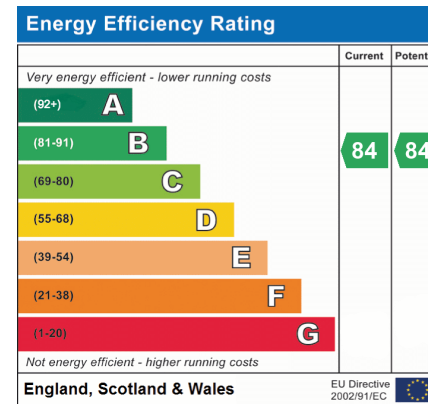
**\*\* STUNNING FIRST FLOOR APARTMENT IN HEATON \*\* MODERN EN-SUITE SHOWER ROOM & BATHROOM \*\* OFFERED WITH NO CHAIN \*\* SECURE GATED COMPLEX - ALLOCATED UNDERGROUND PARKING \*\* MUST SEE! \*\***

JonSimon Estate Agents are extremely pleased to present this stunning two-bedroom apartment. Situated in the highly sought-after area of Heaton and forming part of a select modern development, this spacious first-floor apartment is finished to an exceptional standard throughout and is ready to move straight into or let out immediately. The property features entrance hallway with large storage cupboard, a generous open-plan lounge/kitchen/diner with modern fitted units, a breakfast bar, and access to a balcony overlooking woodland views. There are two double bedrooms, including a particularly spacious main bedroom with a contemporary en-suite shower room, along with a modern three-piece family bathroom. The second bedroom now features newly installed fitted wardrobes along with a spacious storage cupboard. The apartment is ideal for a wide range of buyers, including those seeking step-free living, a turnkey home, or a buy-to-let investment. A lift provides access to all floors, adding to the convenience and accessibility of the property.

Externally, the property benefits from allocated parking within a secure underground garage. Its location offers excellent connectivity to Bolton Town Centre, Middlebrook Retail Park, the M61 motorway, and is within walking distance of Bolton School. Local amenities, gyms, tennis clubs, bars, restaurants, bus routes, and scenic walks are all close by, offering an excellent balance of convenience and lifestyle.

Properties of this size and standard in Heaton rarely come to market. Offered with no onward chain. Please contact our Ramsbottom office to arrange a viewing.

Tenure: Leasehold - £200.00 per year



### Local Authority

Bolton Council  
 Band D  
 Tax Band Amount: £2555.15

## Room Descriptions

### First Floor Apartment

#### Hallway

Intercom system, radiator, large storage cupboard plumbed for washing machine and ceiling spotlights. Black aluminium feature door and window.

#### Lounge

UPVC double glazed sliding patio door and windows, radiator, feature wall and ceiling spotlights.

#### Kitchen/Diner

A modern range of wall and base units with complementary surfaces, four ring induction hob with extractor unit above, electric oven, breakfast bar, 1 1/2 bowl sink unit with drainer, integrated dishwasher, microwave, under unit lighting and ceiling spotlights.

#### Bedroom One

UPVC double glazed window, radiator, feature wall and ceiling spotlights.

#### En-Suite Shower Room

A modern three-piece white suite comprising of a walk-in shower unit, low-level WC, wash hand basin, radiator, shaver point, fully tiled walls, extractor unit and ceiling spotlights.

#### Bedroom Two

UPVC double glazed window, radiator, fitted wardrobes and storage cupboard housing the Combi boiler and ceiling spotlights.

#### Bathroom

A three-piece white modern bathroom suite comprising of a panel bath with mixer tap and shower head, Low level WC, wash hand basin, part tiled walls, radiator, extractor unit and ceiling spotlights.

### Outside

#### Balcony

Composite decked balcony with glass balustrade. A pleasurable seating area for entertaining and AI fresco dining.

#### Parking & Communal Gardens

A generous well maintained central communal lawn garden with mature garden borders and shrubs.

Secure remote controlled access to Merryfield Grange "in and out" entry system. Remote controlled underground garage with allocated parking.



## Floorplan



**TOTAL APPROX. FLOOR AREA 830 SQ.FT. (77.1 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### General Disclaimer

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

### Measurements

All measurements quoted are approximate.

### Fixtures, Fittings & Appliances

The Fixtures, Fittings & Appliances have not been tested, therefore no guarantee can be given that they are in working order.

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