

Flat 1, 101 High Street, Belmont, Bolton, Lancashire, BL7 8AJ



£800 Per Calendar Month



Communal Entrance Hall

Intercom controlled access door leading to entrance hall with mail boxes and staircase access to other floors

Entrance Hall

Radiator, door to built-in storage cupboard, door to:

Kitchen 9'5" x 14'7" (2.88m x 4.44m)

Fitted with a matching range of grey base and eye level units with underlighting, drawers, cornice trims and complementary worktop space, stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer, plumbing for washing machine, built-in eye level electric fan assisted oven, four ring hob with extractor hood over, uPVC double glazed window to side, radiator, vinyl flooring, wall mounted concealed gas combination boiler serving heating system and domestic hot water, open plan to:



Lounge 14'2" x 14'4" (4.32m x 4.37m)

UPVC double glazed window to front, uPVC double glazed window to side, radiator, double radiator, ceiling with recessed low-voltage spotlights.



Bedroom 1 9'4" x 14'7" (2.85m x 4.44m)

UPVC double glazed window to side, radiator.

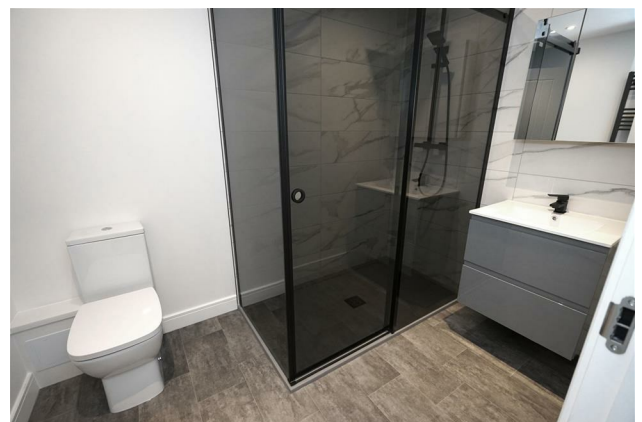
Shower Room

Fitted with three piece modern white suite comprising tiled double shower enclosure, wall mounted wash hand basin in vanity unit with drawers and mixer tap, low-level WC and full height ceramic tiling to two walls, heated towel rail, extractor fan, vinyl flooring.



Outside

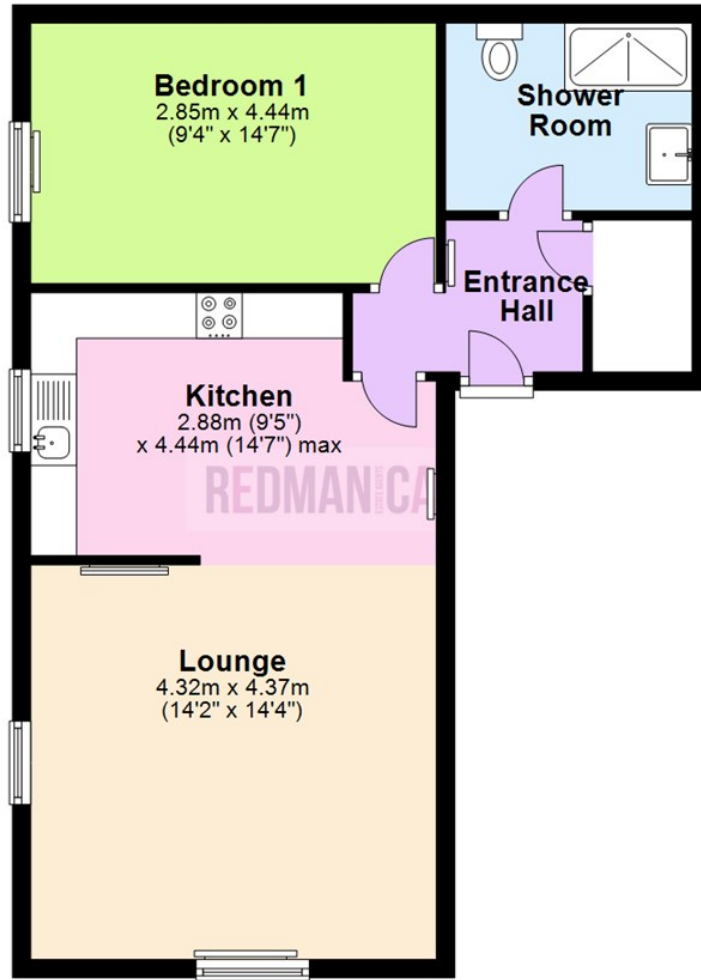
Allocated car parking to front or rear with shared garden area to the rear and access to cellar storage with individual storage cages ideal for bikes etc





Ground Floor

Approx. 55.3 sq. metres (594.9 sq. feet)



Total area: approx. 55.3 sq. metres (594.9 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	79	79
(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	

Environmental Impact (CO₂) 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	

