



INDEPENDENT ESTATE AGENTS



16 Kiers Court, Horwich, Bolton, BL6 6TN

****REDUCED****A well cared for apartment within a very popular development which includes covered allocated parking, well maintained communal areas and the subject property enjoys high ceilings and large windows.

- NO CHAIN
- POPULAR DEVELOPMENT IN CONSERVATION AREA
- ACCESS FROM LANDING WITH GLASS ATRIUM
- APPROXIMATELY 3 MILES TO HORWICH PARKWAY TRAIN LINE
- APPROXIMATELY 1.5 MILES TO HORWICH TOWN CENTRE
- COVERED ALLOCATED PARKING
- BRILLIANT ACCESS TO COUNTRYSIDE AND TRANSPORT LINKS
- QUALITY APARTMENT CONVERSION
- APPROXIMATELY 3 MILES TO JUNCTION SIX M61
- EXCELLENT FITTED STORAGE TO BOTH BEDROOMS



£140,000

16 KIERS COURT, HORWICH, BOLTON, BL6 6TN

The Home:

A first floor apartment within this well regarded grade 2 listed conversion.

The master bedroom is an excellent size with the added benefit of contemporary fitted furniture whilst bedroom number two has been well planned with floor to ceiling storage.

Access is gained from a communal landing with a glass atrium and includes an individual porch and hallway. The open plan kitchen and living area includes two large windows looking over to Mill View Lane, whilst the impressive ceiling height adds to the sense of space.

Parking is allocated within a covered car park and the development is surrounded by countryside and moorlands.

The seller informs us that the property is Leasehold for a term of 125 years from 2005 subject to the payment of a yearly Ground Rent of £150.

Service Charges of £2575 per annum which covers: window cleaning / external painting and maintenance of the communal areas / gardening / external communal areas / external decorating / building insurance.

Council Tax Band C - £1,935.20

THE AREA

The Area:

Arcon Village is a Grade II listed award-winning development of a former bleaching works by Redrow Homes. It is a unique development within the Wallsuches Conservation Area with a strong community of residents. There is a pleasant common garden area together with superb access towards Wilderswood and the West Pennine Moors. Footpaths lead directly from the development to Rivington and the countryside beyond, as well as into Horwich town centre. Horwich provides access to an excellent transport infrastructure combining road transport with easy access to Junction 6, M61 and mainline train links. There are also many independently owned shops and services within the town centre. We would encourage any intending purchaser to have a walk around the development to appreciate the high calibre surroundings. This apartment will certainly appeal to the discerning buyer.



ROOM DESCRIPTIONS

Entrance Area

4' 10" x 4' 6" (1.47m x 1.37m) With further access into the hallway.

Hallway

3' 8" x 11' 10" (max) (1.12m x 3.61m) Water tank / airing cupboard.

Living Area

12' 10" x 15' 11" (max) (3.91m x 4.85m) narrowing into the kitchen area

Kitchen Area

7' 5" x 6' 9" (2.26m x 2.06m) Recess area measuring 3' 6" x 3' 0" (1.07m x 0.91m) Wall and base units in a light woodgrain. Integral oven, hob, extractor, fridge and freezer. Space for a tall fridge freezer. Integral combined washer dryer. Ceiling height of 9' 1" (2.77m).

Bedroom 1

8' 7" x 15' 0" (2.62m x 4.57m) Fitted bedroom furniture.

Bedroom 2

7' 5" x 12' 0" (2.26m x 3.66m) Fitted furniture.

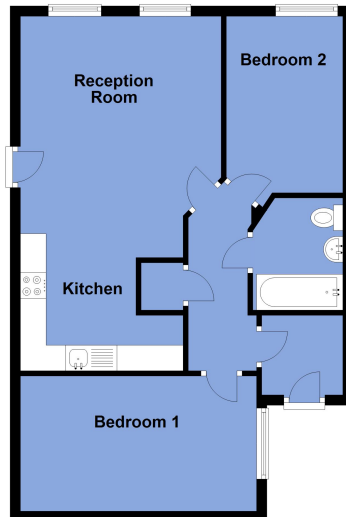
Bathroom

7' 1" x 5' 8" (2.16m x 1.73m) Bath with electric shower over. WC. Hand basin. Tiled splashback.





Ground Floor



Total area: approx. 56.7 sq. metres (610.0 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING. SQFT IS AN APPROXIMATE GUIDE
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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, Scotland & Wales		79	82

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