REDMAN CASEY ESTATE AGENTS

19 Rockhaven Court Chorley New Road, Horwich, Bolton, BL6 5BF

Offers In The Region Of £145,000

Superb over 60s first floor apartment located in the beautiful development. Situated on the fringe of Horwich town center offering excellent access to all local amenities. This one bedroom apartment is very well presented and decorated to a high standard and offers excellent living accommodation with fitted kitchen with built in and integrated appliances, shower room with double shower, spacious lounge diner with Juilet balcony, large double bedroom with built in wardrobes. The property also benefits from on site communal lounge, gardens and laundry.

- Superbly Presented First Floor Apartment
- Fitted Kitchen wit Built in Appliances
- No Chain
- Vacant Possession
- Large Lounge Diner
- Spacious Double Bedroom
- Viewing Essential
- EPC Rating B

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

Superb over 60s one bedroom first floor apartment located in this prestigious development. Well presented and maintained with on site manager available weekdays, A guest suite is available for hire at £20 per night, communal laundry and lounge with kitchen facilities off, Security controlled entrance doors to communal hallway. Lift to the first floor, Entrance hall, lounge, fitted kitchen, shower room with three piece suite and generous bedroom with built in wardrobe. Outside there are communal gardens and parking space which is available via a waiting list. There are service charges and ground rents payable details of which are available via the office. The Manager on site arranges activities on a weekly basis such as quiz nights and games evenings as well as coffee mornings and tea and talk sessions. There is an active social club that arranges trips out and rambling. There is also access to Horwich Bowling Club (membership required) which is located next door.

Communal Entrance and Facilities
Intercom security controlled entrance door giving access to hallway with Managers office, Stairs or Lift to first floor, Communal laundry room, Scooter charging room and communal lounge with tea and coffee making facilities

Entrance Hall
Entrance door, door to:

Storage
Built-in storage cupboard with additional shelving and housing pre-lagged hot water cylinder.

Lounge/Diner 21'7" x 10'6" (6.58m x 3.21m)
Electric storage heater, living flame effect electric fire with ornate surround, uPVC double glazed french doors, door to:

Kitchen 8'3" x 7'0" (2.51m x 2.14m)
Fitted with a matching range of oak effect base and eye level units with underlighting, drawers, cornice trims and contrasting worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated fridge and freezer, built-in eye level electric fan assisted oven, halogen hob with extractor hood over, uPVC double glazed window to rear, ceramic tiled flooring.

Bedroom 19'3" x 9'7" (5.88m x 2.91m)
UPVC double glazed window to rear, built-in double wardrobe(s) with full-length mirrored sliding doors, hanging rails and shelving, sliding door.

Shower Room
Fitted with three piece modern white suite comprising tiled double shower enclosure, inset wash hand basin vanity unit with cupboards under, low-level WC and heated towel rail, extractor fan, wall mounted mirror, shaver point and light full height ceramic tiling to all walls, ceramic tiled flooring.

Outside

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To the front of the building there are communal gardens with a variety of plants, shrubs and trees. From the apartment there is an access door to outside where there is a small patio area with lawned area and well stocked bushes and shrubs. to the rear is the access pathway well stocked with shrubs and bushes.

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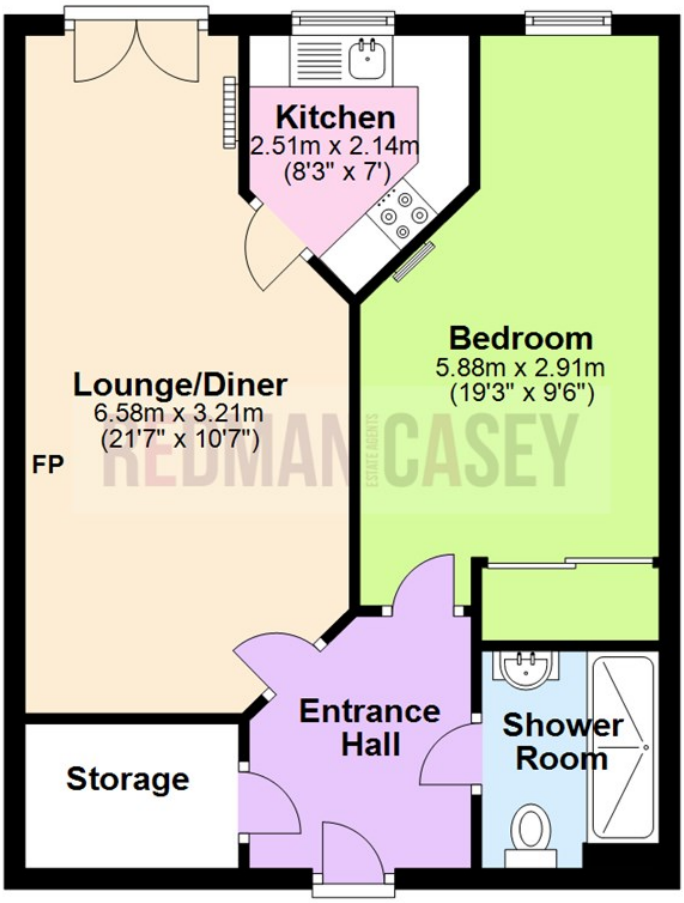
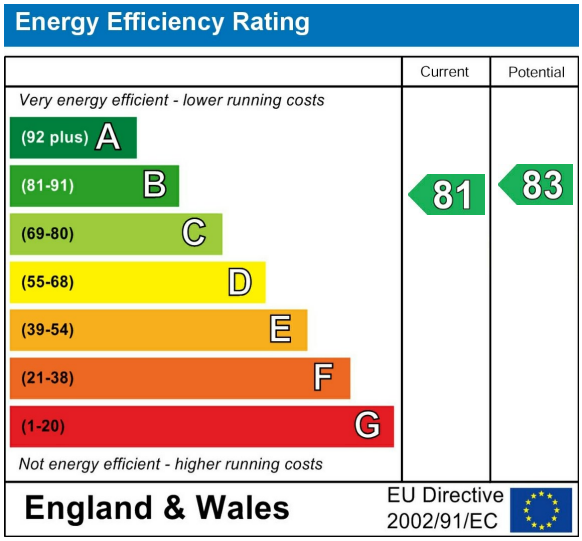
Ground Floor

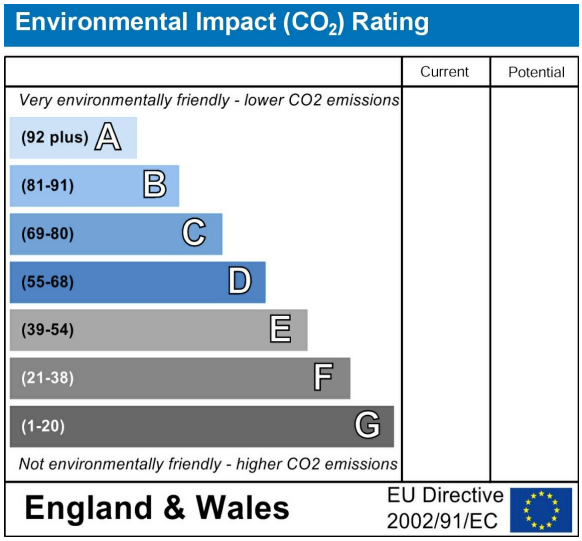
Approx. 49.8 sq. metres (535.8 sq. feet)



Total area: approx. 49.8 sq. metres (535.8 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.





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