

Deakins Mill Way
Egerton

Miller Metcalfe
Every step of the way

Deakins Mill Way

Egerton

Upper Floor





EPC Rating - To be confirmed

This Beautifully Presented Modern Penthouse Apartment which is situated on the much sought after Deakins Mill, Egerton. This property is being offered for sale with no onward chain.

The apartment block is accessed via an intercom secure entrance system. Situated on the Top floor with access from stairs to a lift.

Accommodation briefly comprising of: welcoming entrance hallway, open plan lounge/dining room with a large window and balcony ,modern fitted kitchen with balcony and integrated appliances. Two double bedrooms master with an en suite shower both with balconies. Family Bathroom with modern three piece bathroom suite. The property has an allocated parking space with communal grounds

TENURE Leasehold

Lease Term: 999 years from 1 January 2005

Lease Term Remaining: 981 years Lease End Date: 01 Jan 3004

LOCAL AUTHORITY/COUNCIL TAX

Bolton Band: E

Annual Price: £2,395 approx

SATELLITE / FIBRE TV AVAILABILITY

BT Sky

BROADBAND Basic: 7 Mbps

Superfast: 216 Mbps Ultrafast: 1000 Mbps

MOBILE COVERAGE

EE - medium Vodafone - high Three-high O2- high























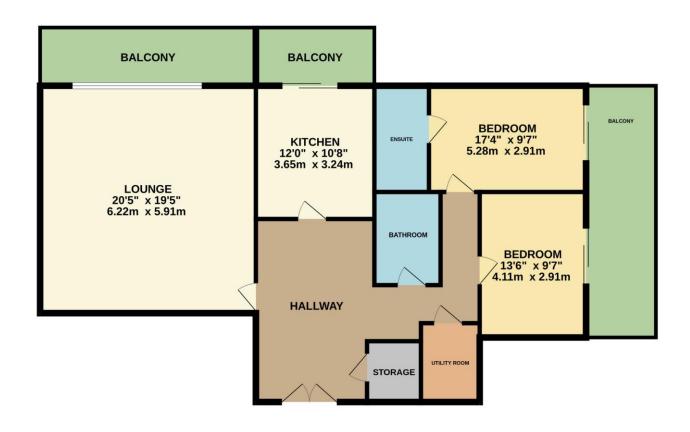








GROUND FLOOR 1182 sq.ft. (109.8 sq.m.) approx.



TOTAL FLOOR AREA: 1182 sq.ft. (109.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements writist every attempt has been made to ensure the accuracy of the notopian contained nere, 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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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.