



*Deakins Mill Way*  
Egerton

**Miller Metcalfe**  
*Every step of the way*

# Deakins Mill Way

Egerton

Upper Floor



2



1

EPC Rating - C

**\*\*OFFERED WITH NO CHAIN\*\***

Step into luxury living with this lovely upper floor apartment located in the heart of a vibrant neighbourhood. This elegant 2-bedroom apartment boasts a spacious open-plan living area, perfect for entertaining guests or relaxing after a long day. The modern kitchen is equipped with appliances and fitted wall and base units and complementary worksurfaces making cooking a joy. The bedrooms are generously sized, and the master has an en-suite bathroom. There is also a further good-sized bathroom offering plenty of space for rest and relaxation. Enjoy the convenience of. This property benefits from ample natural light throughout, creating a bright and airy atmosphere. Situated in a sought-after location, this apartment is close to local amenities, shops, and transport links. Don't miss the opportunity to make this luxurious apartment your new home. Contact us today to arrange a viewing.

LOCAL AUTHORITY/COUNCIL TAX

Bolton

Band D Annual Cost £1,960.00

TENURE

Leasehold

Lease term 980 years from 17/05/2007

Lease term remaining 980 years.

Lease end date 01/01/3004

SATELLITE/FIBRE TV AVAILABILITY

BT

Sky

BROADBAND

Basic: 7 MBPS

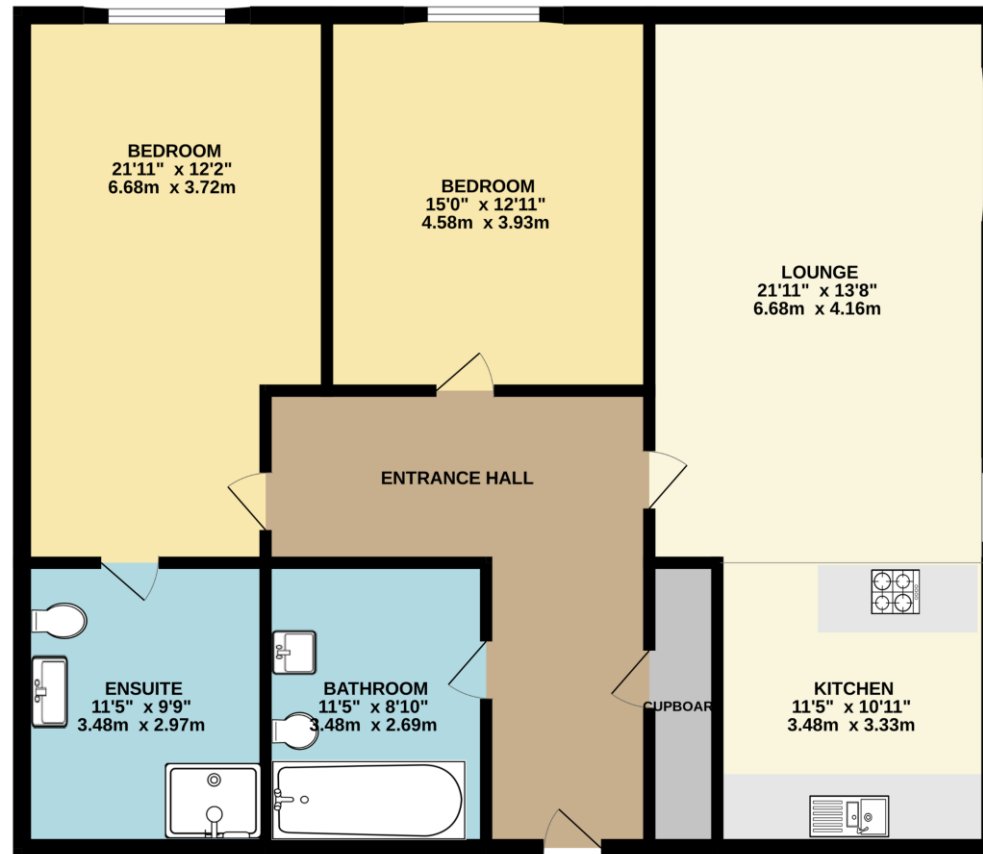
Superfast: 80 MBPS

Ultrafast: 1000 MBPS





# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix 62024

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.