



**Flat 21 Waterford Court, Carlton Street, Bolton, BL4 7PS**

**Monthly Rental Of £550**

A superb 2 bedroom upper floor apartment with secure gated off road parking, located at the end of Carlton St in Farnworth, Bolton. With easy access to the local motorway network and train station, briefly comprises of the following, a spacious open plan lounge, a modern fully fitted kitchen with integrated hob/oven and can include a fridge freezer and washing machine if required, a fantastic 4 piece bathroom suite in white including a basin, toilet, bath tub and shower cabinet plus 2 bedrooms, one large double bedroom and one single. The apartment is decorated in neutral colours with mid oak laminate flooring to the main living space. Warmed by electric wall mounted radiators. Will appeal to working singles or couples. Sorry no pets, smokers or DSS allowed.



## ACCOMMODATION

### **Lounge** 4 x 3.15 (13'1" x 10'4")

A spacious lounge decorated in neutral colours with a mid oak laminate flooring. Open plan with a modern kitchen to one end of the room. Fitted with a uPVC double glazed window and warmed by an electric wall mounted radiator.

### **Kitchen** 3.3 x 1.6 (10'9" x 5'2")

A super modern fully fitted kitchen in mid oak with grey worktops, integrated hob/oven and chrome fittings. Finished with a dark grey vinyl flooring. Washing machine and fridge freezer can be included if required.

### **Bathroom** 2.37 x 2.79 (7'9" x 9'1")

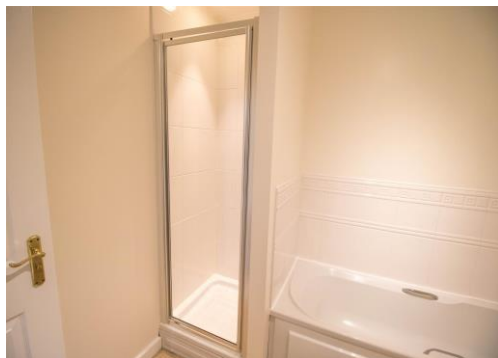
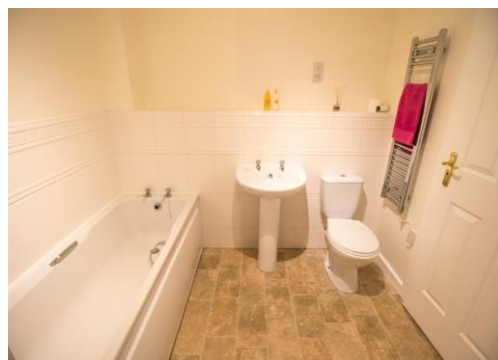
A modern 4 piece bathroom suite in white including a basin, toilet, bath tub and seperate walk in shower cabinet.

### **Bedroom 1** 2.84 x 4.24 (9'3" x 13'10")

A spacious double bedroom decorated in neutral colours with a mid oak laminate wooden floor. Fitted with a uPVC double glazed window to the rear aspect and warmed by an electric wall mounted radiator.

### **Bedroom 2** 2.84 x 1.99 (9'3" x 6'6")

A single bedroom decorated in neutral colours with a mid oak wood laminate floor. Fitted with a uPVC double glazed sky light window and warmed by an electric wall mounted radiator.





# Energy Performance Certificate



**Flat 21 Waterford Court, Carlton Street, Farnworth, BOLTON, BL4 7PS**

**Dwelling type:** Top-floor flat  
**Date of assessment:** 25 April 2012  
**Date of certificate:** 06 May 2012

**Reference number:** 0696-2885-6345-9122-5471  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 64 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

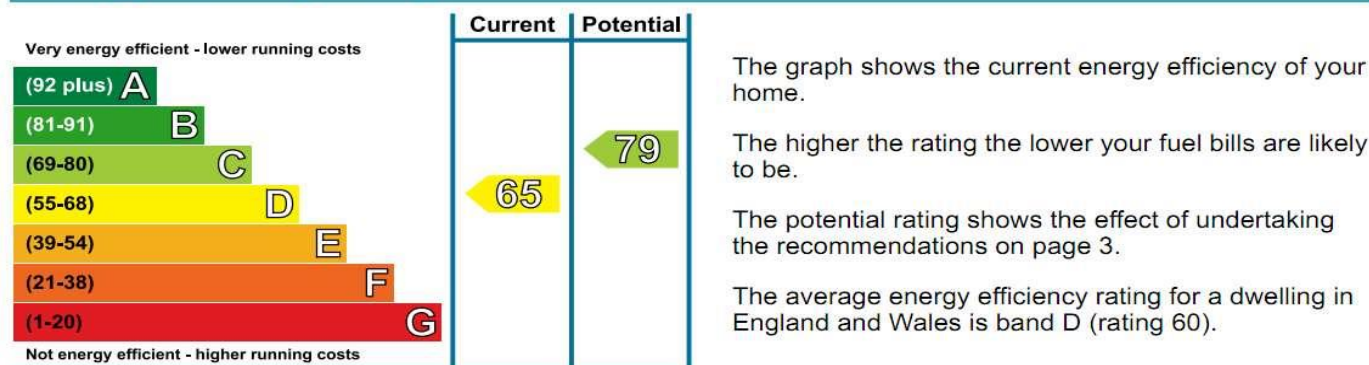
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,848</b>
<b>Over 3 years you could save</b>	<b>£ 756</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 135 over 3 years	£ 144 over 3 years	
Heating	£ 1,014 over 3 years	£ 612 over 3 years	
Hot Water	£ 699 over 3 years	£ 336 over 3 years	
<b>Totals</b>	<b>£ 1,848</b>	<b>£ 1,092</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Fan-assisted storage heaters	£900 - £1,200	£ 681	

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

