



## Threadfold Way

Bolton, BL7 9DW

**Offers over £180,000**



Looking for convenient and top-quality apartment living? Look no further than this spacious two-bedroom duplex apartment in the contemporary development of Brook Mill! The apartment is well positioned with lovely views of the surrounding treetops and the trickling brook below.

The converted mill is tucked away in a quiet spot in Eagley valley, with plenty of amenities in walking distance – Bromley Cross and Egerton provide a wide range of shops, cafes, pubs, bars, and restaurants, as well as Bromley Cross train station's direct routes into Bolton and Manchester. And the A666 provides easy access into Bolton and to the national motorway network.



## A Trendy Modern Vibe

Pop your car in your allocated parking space in the private grounds and make your way inside... The massive entrance lobby with exposed brick walls, stone flooring, and industrial decor tell a tale of its history as a mill, allowing its character to shine through while retaining a subtle modern vibe. Number 208 sits on the second floor which can either be accessed via the lift or stairs. Out of the trendy industrial lobby you are welcomed by the contrast of the cosy carpeted corridor leading to your spacious homely abode...

## The Living Space

You're welcomed into the apartment via a double height hallway which immediately gives the space an airy feel. Two large storage cupboards sit on either side of the hallway, which are fantastic additions to apartment life adding to its practicality.

At the end of the hallway, stairs invite you to the bedrooms and bathrooms, but first let's take a peek at the attractive open plan living... Again a double height ceiling ensures a very spacious vibe, with large windows sitting within exposed brick walls which pour plentiful light into the apartment and afford lovely views of the nearby treetops and brook below.

The kitchen is a generous size and benefits from a contemporary design with white gloss cupboards that complement the white tiled splashback and brings contrast to the black worktop. Integrated appliances include a fridge-freezer, electric oven and 4-plate hob with extractor, dishwasher, sink with mixer tap and drainer, and the kickboards feature inset lighting to add a trendy touch.

The rest of the open plan living space provides choice and flexibility as to how you configure it... There's plenty of room for your dining area and lounge area, and down a few steps you have a lovely little balcony which is a suntrap in the summer months, where you can sit back and enjoy a refreshment or two with friends - bliss!

## Bedrooms & Bathrooms

Number 208 benefits from two double bedrooms and two bathrooms arranged in a duplex, all of which are presented in great condition where you can simply move in and unpack your bags! The bathroom downstairs adjacent to the master features a three piece bath suite with part-tiled walls, while the bathroom upstairs features a shower suite, where similar trendy tiling is found.

Whether you're a couple, single person, or perhaps flat mates, this generous apartment offers a brilliant lifestyle in a highly desirable and well-connected spot.

## Services & Specifics

We are advised:

The property is Leasehold, and the lease is 999 years from 1st January 2000.

The ground rent is £75 per annum, paid in two £37.50 instalments.

The service charge is £275 per month.

The tax band is D.

The property is fully electric with a Megaflo hot water tank/boiler.

The allocated car parking space is number 25.

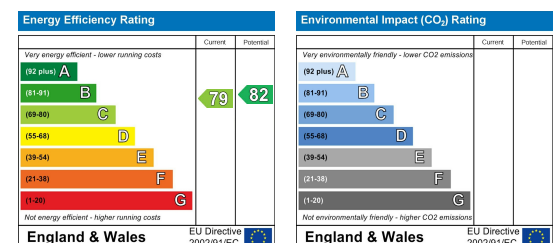
## Area Map



## Floor Plans



## Energy Efficiency Graph



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**Claves.**

Claves House, 295D Darwen Road, Bromley Cross, BL7 9BT.

t. 01204 929 940 | e. info@claves.co.uk | w. claves.co.uk