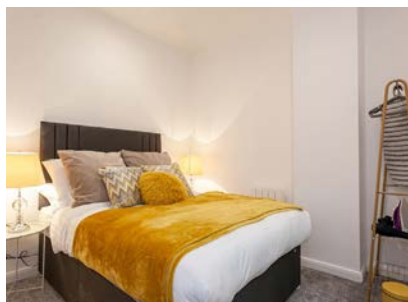
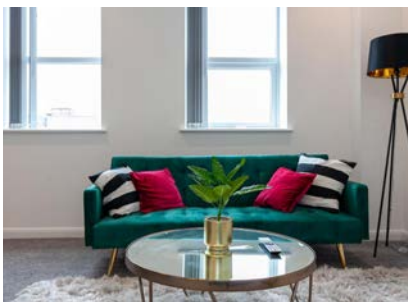


One Bedroom Apartment - **£103,500**

46 Stone Cross House, 21/27 Churchgate, Bolton,
BL1 1YA



Key Features

- Fully Furnished
- Currently Let on Short Term Model
- Third Floor Apartment
- Central Bolton Location
- 250 Year Lease from 2015
- 10 Year Build Warranty
- Ground Rent is £250 per annum
- Modern Apartments
- £60 per month Service Charge

For More Information

Please get in touch with your investment consultant

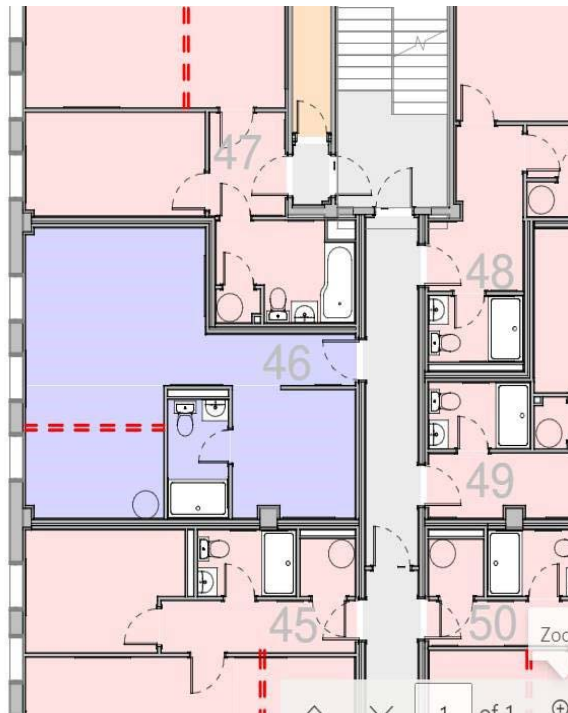
Description

Stone Cross House is a brand new high-spec development located within the Church Wharf regeneration area. Just 450 yards away from Bolton Town Hall & Bolton Magistrates Court this property is in a prime location for business travellers needing accommodation in the outskirts of Manchester.

Apartment 46 is currently being let on a short term model making 4.2% NET due to current restrictions with the pandemic, on a normal basis this property is set to be making at least 8% NET. If this property was to be put on an AST it would be averaging at £600pcm.

The apartments at Stone Cross House have been designed to maximise space and light, with impressive open plan modern living and kitchen areas. This development is providing much sought-after high end accommodation in an ideal location.

Floorplan



Annual Rental income can vary, please speak to your consultant about the potential of the unit you are interested in.

1. These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract.
2. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement.
3. All statements in these particulars are made without responsibility on the part of the vendor or lessor.
4. No statement in these particulars is to be relied upon as a statement or representation of fact.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order.
6. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely on actual inspection.
7. No assumption should be made in respect of parts of the property not shown in photographs.
8. Any areas, measurements or distances are only approximate.
9. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.
10. Amounts quoted are exclusive of VAT if applicable.