



Tenure: Leasehold 250 years from 01/05/2006 Ground Rent: £150 p/a Service Charge: £98.50 pcm Council Tax Band: A EPC Rating: C

MILLENNIUM COURT, MORRIS GREEN

£85,000

- Two Bedroom 1s Floor Apartment - INVESTORS ONLY
- Bought with Sitting Tenant - 8% Yield
- No Chain - Rent from Completion
- Double Glazing & Central Heating

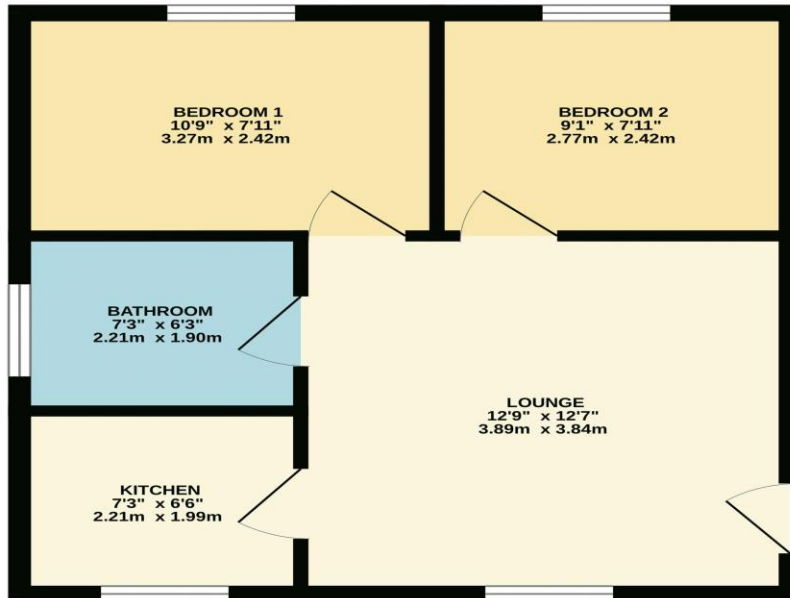


Regency



****FIRST FLOOR APARTMENT IN MORRIS GREEN BOUGHT WITH SITTING TENANT - IDEAL FOR BTL INVESTORS / LANDLORDS**** Two Bedrooms - Modern Finish - Off Road Parking to Rear - Popular Morris Green Location - No Chain A very well appointed first floor two bedroom apartment set in the popular development of Millennium Court on Peveril Street, just off Morris Green Lane. The apartment was built in 2006 and offers a modern finish throughout with next to no work needed, the property has been rented out for a number of years and is purchased with sitting tenants returning 8% rental yield from the point of completion. It is ideally situated close to local amenities and travel links in Morris Green which easy access to Bolton town centre, motorway links and Middlebrook Retail Park The apartment briefly comprises: communal area with door into the lounge/diner overlooking the front, modern kitchen with range of wall and base units, two double bedrooms and a separate three piece family bathroom. Further features include double glazing and allocated off road parking. Properties at this price rarely come on the market for sale with sitting tenant, please call the office to arrange a viewing!

GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA: 411 sq.ft. (38.2 sq.m.) approx.
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.
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Energy Performance Certificate



Flat 3 Millennium Court, Peveril Street, BOLTON, BL3 3TL

Dwelling type: Top-floor flat
Date of assessment: 19 February 2013
Date of certificate: 19 February 2013
Reference number: 9218-5024-7252-0957-2924
Type of assessment: RdSAP, existing dwelling
Total floor area: 35 m²

Use this document to:

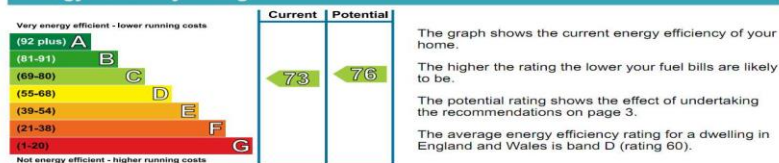
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,155
Over 3 years you could save	£ 165

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 150 over 3 years	£ 75 over 3 years	
Heating	£ 795 over 3 years	£ 732 over 3 years	
Hot Water	£ 210 over 3 years	£ 183 over 3 years	
Totals	£ 1,155	£ 990	

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 Low energy lighting for all fixed outlets	£25	£ 63	
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 102	

To find out more about the recommended measures and other actions you could take today to save money, visit 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.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements