



Tenure: Leasehold 875 years left Ground Rent: £100 p/a Service Charge: £1,020 p/a Council Tax Band: B EPC Rating: TBC

MINTON COURT, DEANE

- Two Bedroom Top Floor (Third Floor) Apartment
- Dual Aspect Open Plan Lounge/Diner/Kitchen
- Newly Redecorated Throughout - Walls and Gloss & New Carpets
- Secure Automatic Gated Parking

Offers in



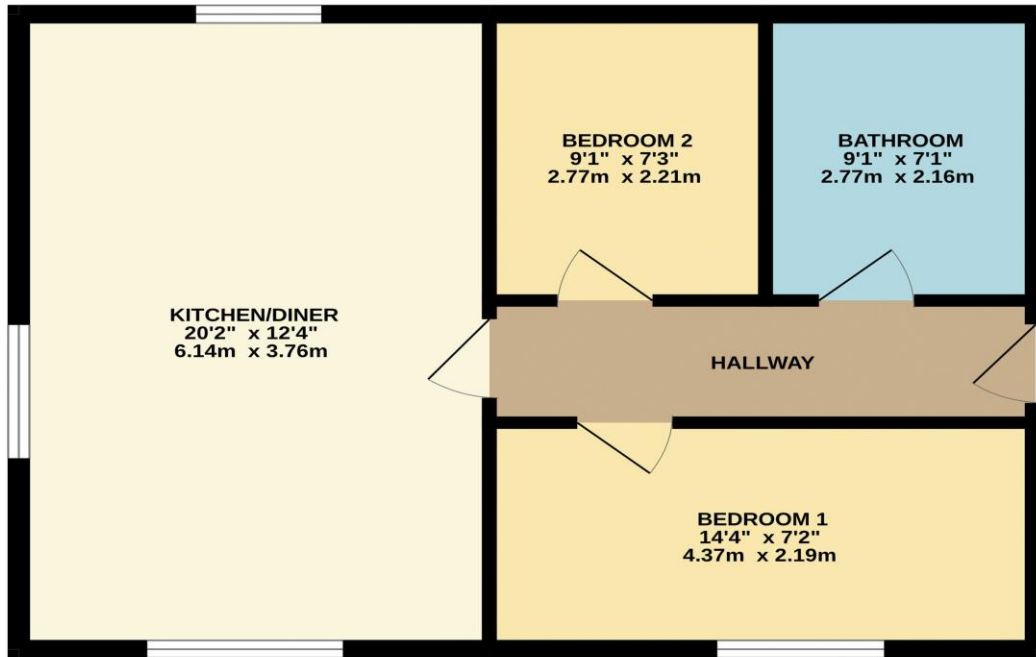


****MODERN TOP FLOOR APARTMENT IN CENTRE OF DEANE - IDEAL FTB OR BTL INVESTMENT****

Two Bedrooms - Fully Redecorated & New Carpets - Secure Gated Parking - Excellent Transport and Amenities - Modern Open Plan Kitchen & Bathroom - No Chain & Vacant Possession A very well designed and lovely appointed top floor apartment set in a very convenient position on Hough Street/Deane Road, Deane. The apartment block was built in 2005 and has regularly rented out but recently been renovated with new carpets and redecoration throughout. It is ideally located within walking distance for all the local shops and across the road from the local bus routes. It is also less than 5 minutes from the M61 motorway network, Middlebrook Retail Park and Bolton train station. The apartment would ideally suit anyone looking to downsize, first time buyers or as a BTL investment returning £750PCM (8%yield). All gas and electric certs in place ready to be rented out. The property briefly comprises of entrance porch, spacious open plan lounge/diner/kitchen which is flooded with light from the large windows. The fully fitted modern kitchen comes with a range of wall and base units space for fridge/freezer and plumbing for washer, two double bedrooms all complimented by a fully tiled 3 piece bathroom. There are blinds to all windows, combi-boiler and intercom system. Apartments of this standard in this location and needing no work rarely come on the market for sale. Please call the office for more details or arranging a viewing.



2ND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA: 538 sq.ft. (50.0 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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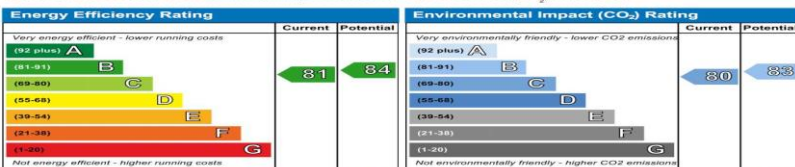
Energy Performance Certificate

7 Minton Court
Hough Street
BL3 1DN
BL3 4LS

Dwelling type: Top-floor flat
Date of assessment: 30 April 2010
Date of certificate: 05 May 2010
Reference number: 0276-2850-6447-0670-4235
Type of assessment: RdSAP, existing dwelling
Total floor area: 55 m²



This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



England & Wales EU Directive 2002/91/EC

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

| | Current | Potential |
|--------------------------|---------------------------------|---------------------------------|
| Energy use | 161 kWh/m ² per year | 137 kWh/m ² per year |
| Carbon dioxide emissions | 1.5 tonnes per year | 1.5 tonnes per year |
| Lighting | £56 per year | £31 per year |
| Heating | £225 per year | £215 per year |
| Hot water | £90 per year | £82 per year |

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.



**COUNCIL TAX BAND:
B**

**TENURE:
LEASEHOLD**

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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