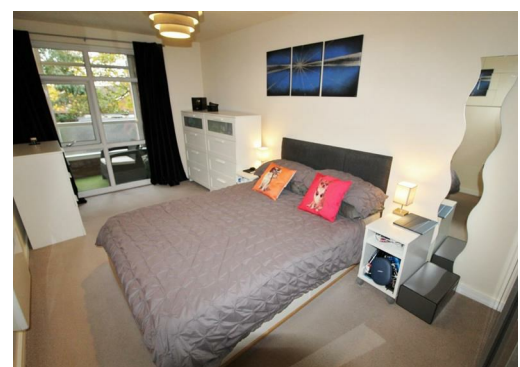




**Blackburn Road, Bolton, BL1 7LS**

**£99,995**

**PRICED TO SELL NOW!!! High specification apartment in popular mill conversion. Modern fittings throughout plus terraced area and under croft parking. MUST BE VIEWED!!!**





# Apartment 17, Holden Mill Blackburn Road, Bolton, BL1 7LS

We are delighted to offer for sale this impressive 1 bedroom apartment located in this popular mill conversion with access to amenities and transport links.

The property has been upgraded and benefits from electric panel heating. There is a modern kitchen with appliances plus a contemporary shower room. Items of note include wardrobes to the double bedroom, an alarm plus an enclosed terrace area accessed via patio doors from the living dining kitchen. There are ample sockets and media points. The property is ready to move in with flooring included as fitted.

The property consists of an entrance hall, living dining kitchen, double bedroom plus bathroom along with an enclosed terrace.

The property is set within well maintained external and internal communal areas. The property benefits from an under croft parking parking space plus further visitor spaces. There is a telephone entry system.

Tenure - Leasehold  
Term - 899 years remaining  
Management Fee - £2,400 pa.  
Ground Rent - £150 pa.

The property comprises.

## INTERNAL

### Entrance Hall

With laminate flooring.

### Living Dining Kitchen 29'0"(max) x 12'1"(max) (8.84m(max) x 3.69m(max))

Having a comprehensive range of high gloss wall and base units with complimenting laminate worktops and wall boards. With oven, induction hob, hood, fridge freezer, washer drier and dishwasher. Laminate flooring plus patio doors leading to covered terrace.

### Bedroom 1 16'9" x 8'9" (5.13m x 2.69m)

With wardrobe, carpet and curtains.

### Shower Room 7'11" x 5'5" (2.42m x 1.67m)

Having contemporary white sanitary ware with walk in shower, wall boards, vanity recessed spot lights, chrome ladder radiator and vinyl flooring.

### Enclosed Terrace 21'9" x 5'9" (6.65m x 1.77m)

## EXTERNAL

The property is set within well maintained external and internal communal areas. The property benefits from an under croft parking parking space plus further visitor spaces. There is a telephone entry system.

