



## 1003 Marsden House

Marsden Road, Bolton, BL1 2JX

Two bedroom penthouse conveniently located with balcony enjoying views across Bolton. Partly furnished the apartment briefly comprises, entrance hall, open plan lounge, open plan dining kitchen with appliances, two bedrooms, master with ensuite and separate bathroom. Balcony and underfloor heating. Gated underground parking. Ideally situated for commuters with good access to public transport and motorway links.

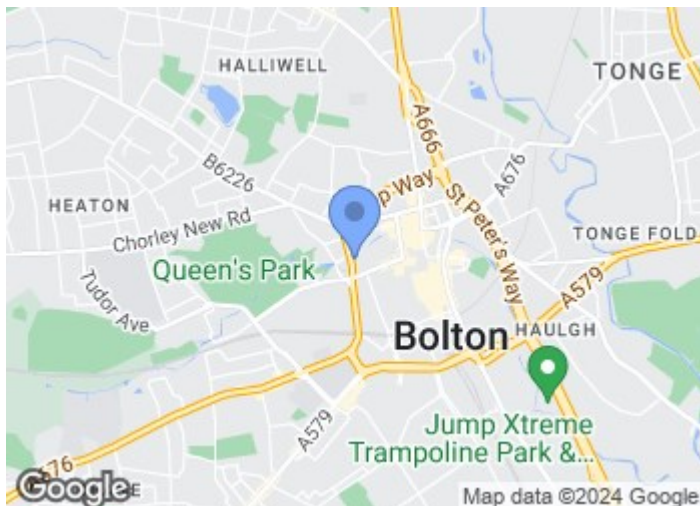
£895 PCM

# 1003 Marsden House

Marsden Road, Bolton, BL1 2JX



- Two Bedroom Penthouse Apartment
- Underfloor Heating
- Enjoying Views Across Bolton
- Gated Underground Car Park
- Balcony
- Good Access to Public Transport and Motorway Links.



[Directions](#)







# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		76	76
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	