

Marsden Road, Bolton, BL1 2JX
Offers In Excess Of £60,000

A well-presented, two-bedroom apartment located on the seventh floor on the Marsden House development near Bolton Town Centre . This apartment is ideal for first-time buyers or investors looking for a conveniently located property with excellent amenities or with a strong rental potential.

The apartment features a welcoming hallway, a fully fitted kitchen, and a bright lounge area with a Juliet balcony offering plenty of natural light. There are two double bedrooms, including a spacious main bedroom with a private ensuite, along with a separate three-piece bathroom suite.

The property benefits from electric heating, double glazing, intercom access, neutral decoration, and neutral flooring.

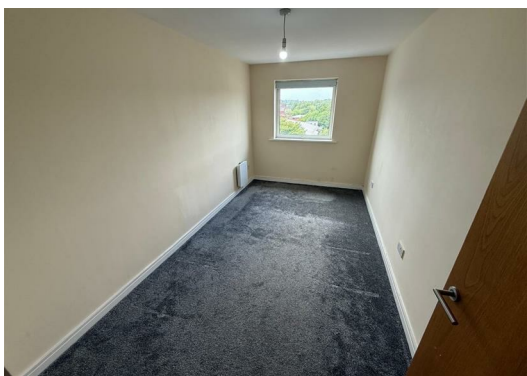
The apartment is within walking distance to Bolton Town Centre with great access to transport links for access to Manchester City Centre and local areas and amenities.

With a current rental value of approximately £850 PCM, the property offers a strong gross yield of around 12%, making it an attractive opportunity for investors.

Lifestyle Sales and Lettings urge interested parties to arrange an internal inspection as soon as possible to avoid disappointment. MUST VIEW!







Kitchen/Lounge
23'11" x 14'5" (7.30 x 4.40)

Bathroom
5'6" x 7'6" (1.70 x 2.30)

Bedroom 1
14'1" x 7'10" (4.30 x 2.40)

Bedroom 2
17'8" x 7'6" (5.40 x 2.30)

Ensuite
3'3" x 7'6" (1.00 x 2.30)

Disclaimer
These particulars, whilst believed to be accurate are set out as a general guideline 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. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm movable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

Tenure - Leasehold

To be confirmed by the Vendor's Solicitors

Possession:

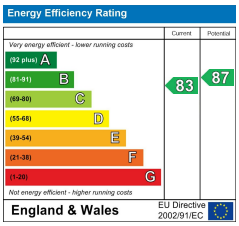
Vacant possession upon completion

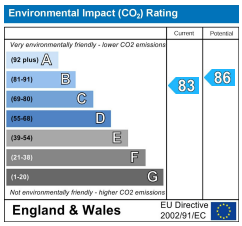
Viewing:

Viewing strictly by appointment through Lifestyle Sales and Letting

Important Information for Successful Buyers:

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £65 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.















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