



RESIDE

BOLTON



910 Marsden House Marsden Road
, Bolton, BL1 2JX

Asking Price £85,000



910 Marsden House Marsden

Bolton, BL1 2JX

**GREAT INVESTMENT OPPORTUNITY
OFFERING An 11% YIELD!***

Situated in the heart of the town centre, this spacious one-bedroom apartment at Marsden House is available to investors only, with a tenant in situ, making it an ideal turnkey investment opportunity.

The accommodation includes an open-plan lounge, kitchen, and dining area, a master bedroom with en-suite, a separate family bathroom, and practical built-in storage.

The apartment is well maintained, though some light cosmetic updates could further enhance its appeal and rental value.

With its prime town centre location, close to local amenities and transport links, the property offers strong, immediate rental income and excellent long-term investment potential.

*11% yield based on a monthly rent of £785 before fee's.

Internal

The property offers an open-plan lounge, kitchen, and dining area, a master bedroom with en-suite, a separate family bathroom, and useful built-in storage. Presented in move-in condition, the apartment may benefit from some light cosmetic work.

External

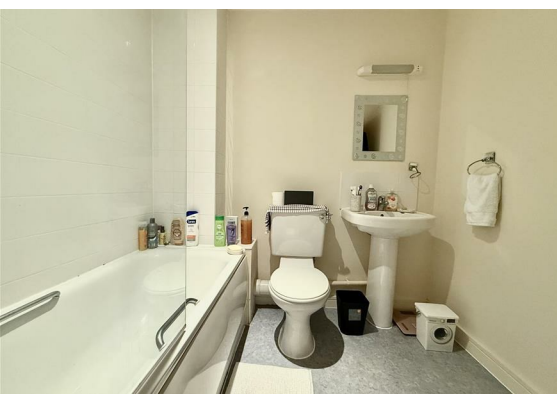
Marsden House is a modern apartment development located in the heart of Bolton town centre. The building offers secure entry, lift access to all floors, and well-kept communal areas. Many apartments feature open-plan layouts with Juliette balconies, double glazing, and the option of allocated or underground parking. Its central location



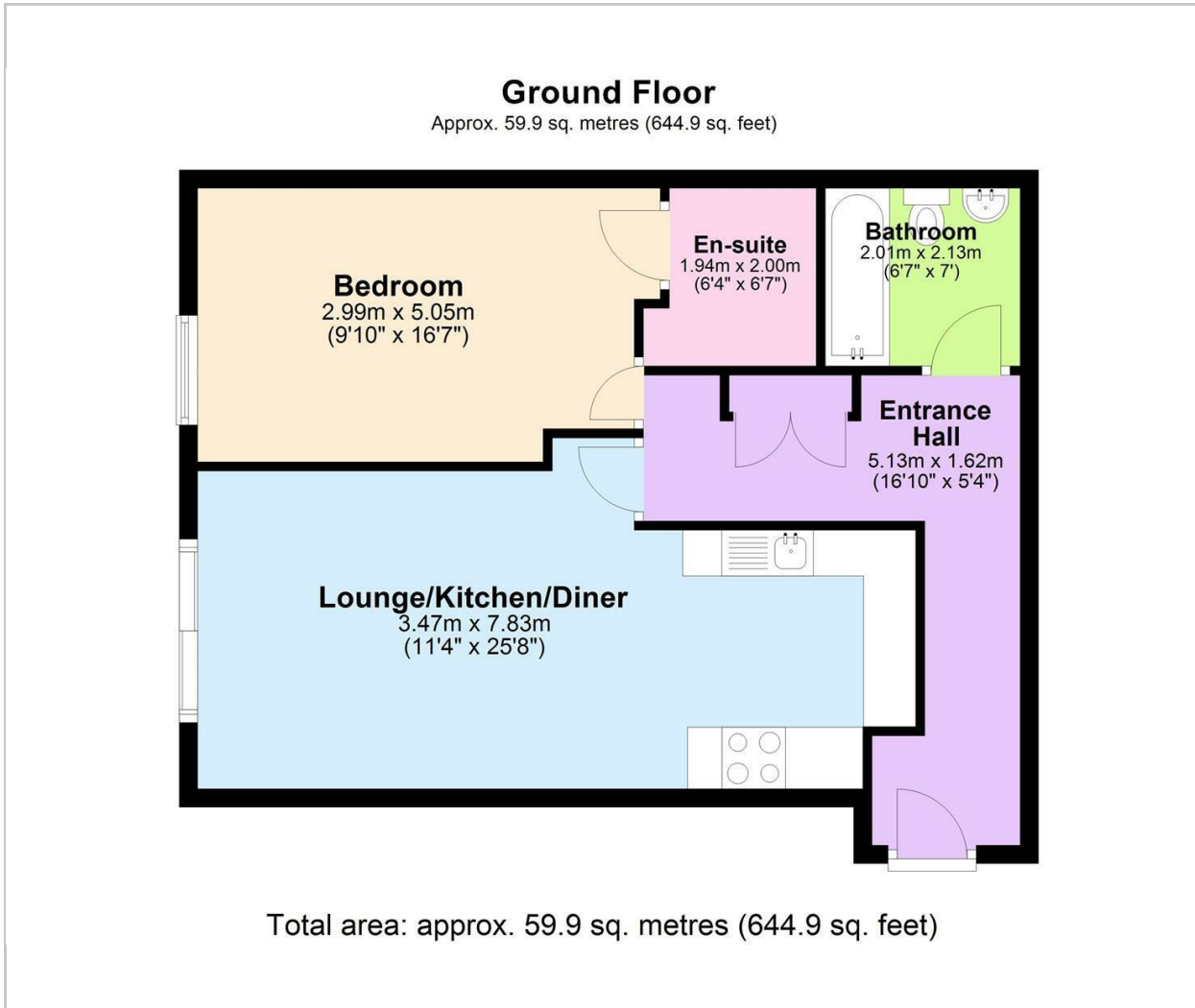


provides excellent access to shops, restaurants, and transport links, making it a popular choice for professionals and small families.

- Investment Opportunity
- Town Centre Location
- Secure Building Access
- Generous Rooms
- EPC B
- Chain Free Purchase



Floor Plan



Viewing

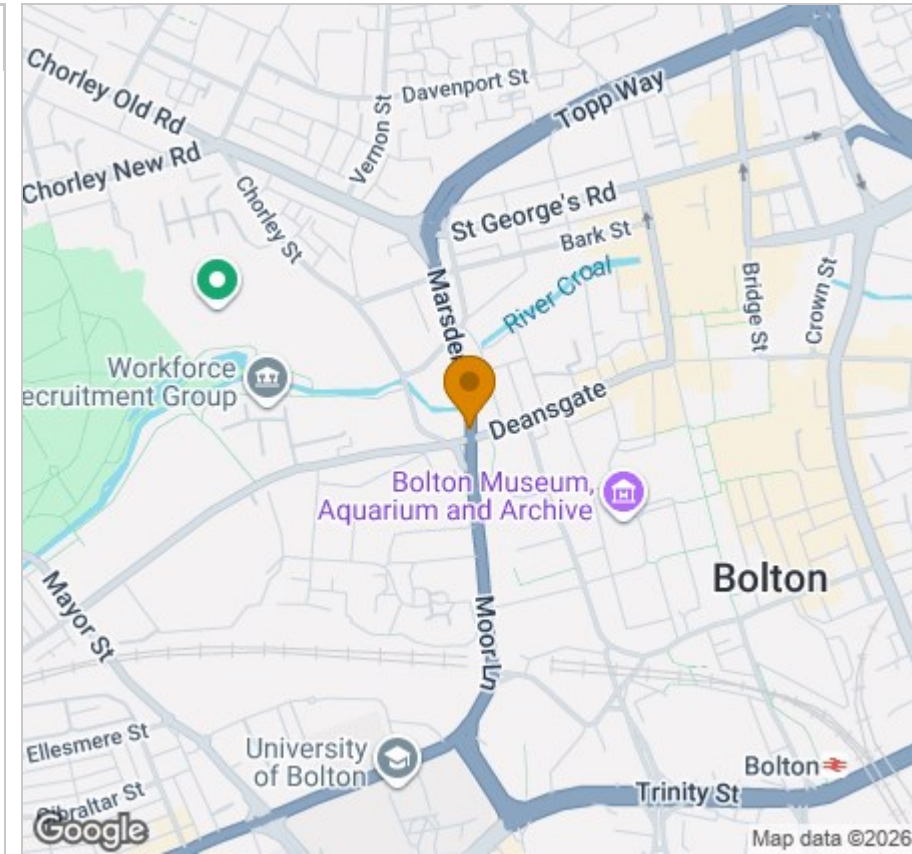
Please contact our Reside Bolton Office on 01204 914 808 if you wish to arrange a viewing appointment for this property or require further information.

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.

Le Mans Place Barn Street, Bolton, BL1 1DJ

Tel: 01204 914 808 Email: hello@residebolton.com www.residebolton.com

Area Map



Energy Efficiency Graph

