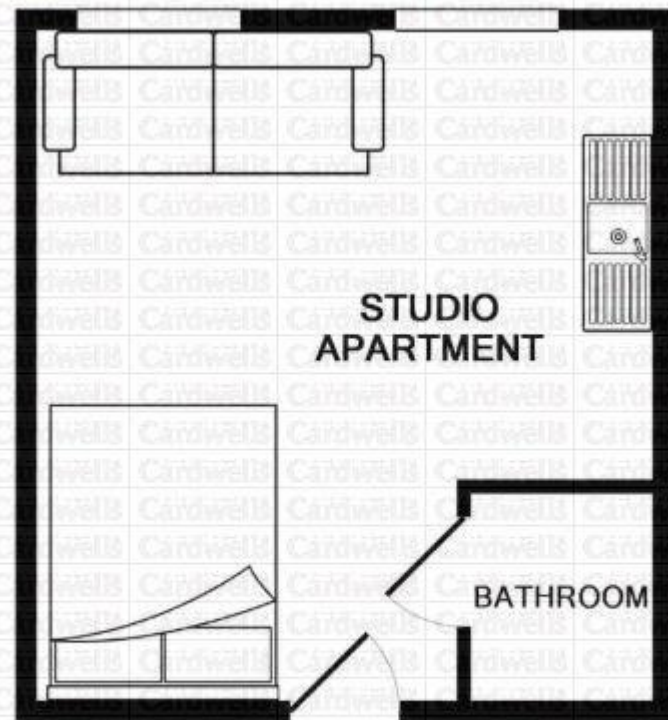


**THE CHURCH, CROOK STREET, BOLTON, BL3 6DY**



TOTAL APPROX. FLOOR AREA 235 SQ.FT. (21.8 SQ.M.)

- First floor studio apartment
- Great investment opportunity
- Secure entry system
- Open plan living
- Close to train station
- Short walk from the university
- Close to many amenities
- Perfect for the commuter



**£45,000**

**BOLTON**  
11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Wonderful opportunity to purchase an exceptional buy to let investment, with reliable tenants, currently tenanted at £515 PCM, situated within Trinity Church in the centre of Bolton town centre. This first floor studio apartment is very well located for the local train/bus station and of course the University Of Greater Manchester. Bolton is a great choice when considering an investment as the area contains a great selection of shops, bars and restaurants with great transport options and Manchester being a short train journey away.

Bolton is currently undergoing a significant investment programme with many new projects underway making it a thriving Buy To Let investment opportunity. We are advised the Gross yield is 13.7% per annum.

The accommodation briefly comprises open living space and kitchen area, separated sleeping area and a contemporary shower room with the property also benefitting from electric heating and secure entry systems.

For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk)

### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Tenure** Cardwells Estate Agents Bolton understand that the property is a leasehold flat with a term of 200 years from 1st July 2013. The current Ground rent is £262.71 and is reviewed every 10 years, we understand that the reviews are index linked.

**Viewings:** Please contact Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Council tax:** Cardwells estate agents Bolton research indicates the property is band A annual cost of £1600

**Flood risk information:** Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

**Conservation area:** Cardwells estate agents Bolton research indicates the property is not in a conservation area.

**Thinking of selling or letting in Bolton:** If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (01204) 381281, email: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://www.cardwells.co.uk) and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

**Arranging a mortgage:** Cardwells Estate Agents Bolton can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

