



Apt 12, Atlas Mill Bentinck Street, Bolton

£100,000 Leasehold

Sold with a tenant in situ paying £800 per month • Excellent investment opportunity GROSS YIELD 9.6% • Two double bedroom ground floor apartment • Large kitchen/lounge with integrated appliances • Three piece bathroom suite with rainwater head power shower • Secure, electric gated allocated parking • Highly sought after residential area • Electric heating/ double glazing throughout • Walking distance to local amenities • Close to great schools both primary and secondary





This well-presented very spacious two-bedroom ground floor apartment offers an exceptional investment opportunity, currently sold with a tenant in situ paying £800 per month (providing a gross yield of 9.6 percent). Situated in a highly sought after residential area, the property is within walking distance of local amenities and is conveniently close to both primary and secondary schools, making it an attractive option for a range of tenants.

The spacious layout features two generous double bedrooms, a large open-plan kitchen and lounge area with integrated appliances, and a modern three-piece bathroom suite complete with a rainwater head power shower. The apartment benefits from electric heating and double glazing throughout, ensuring comfort and energy efficiency. With its secure entry system and a welcoming communal entrance, this property offers both security and peace of mind for residents and investors alike.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Outside, the property enjoys the advantage of secure, electric gated access to an allocated parking space for one vehicle (providing both convenience and added security). The development is well maintained, with attractive communal areas that contribute to a pleasant and inviting environment. The location is ideal for those seeking easy access to the city centre, local shops, and public transport links, making daily commutes and errands straightforward. With its combination of modern living, practical features, and a prime location, this apartment represents an outstanding opportunity for investors seeking a turnkey property with a reliable rental income. Early viewing is highly recommended to appreciate all that this fantastic flat has to offer.