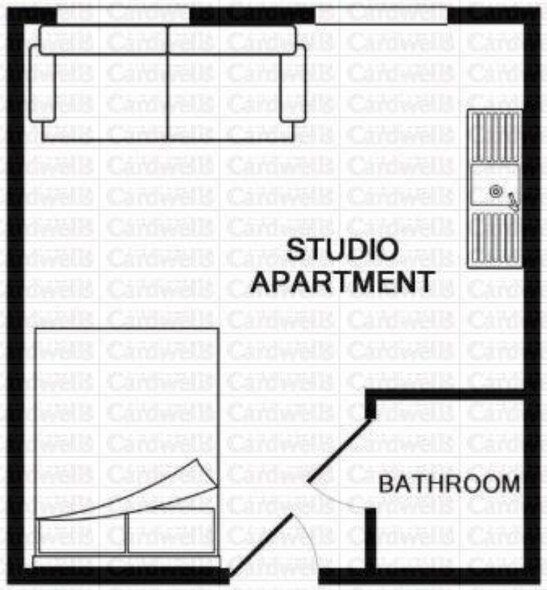

TOTAL APPROX. FLOOR AREA 235 SQ.FT. (21.8 SQ.M.)

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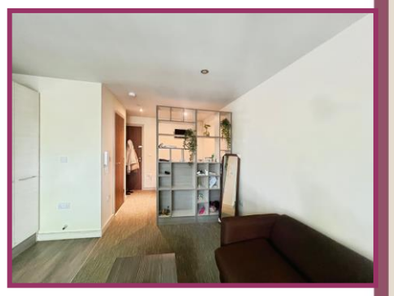
CROOK STREET, BOLTON, BL3 6DD

- Second 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



£40,000

BOLTON
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T: 01204 381 281
E: bolton@cardwells.co.uk

BURY
14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
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T: 01204 381 281
E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow. WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.

Wonderful opportunity to purchase an exceptional buy to let investment, with reliable tenants, currently tenanted at £550 PCM, situated within Trinity Church in the centre of Bolton town centre. This second 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 or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Communal entrance: Stairs to the second floor, timber door giving access to.

Studio: 19' 3" x 12' 6" (5.86m x 3.81m) Professionally fitted kitchen, open plan lounge diner bedroom.

Bathroom: 4' 7" x 6' 7" (1.40m x 2.01m) Three piece suite comprising WC, wash basin on a vanity unit, walk in shower cubicle with mixer shower.

Viewings: Please contact Cardwells estate agents Bolton 01204 381281 , bolton@cardwells.co.uk, www.cardwells.co.uk

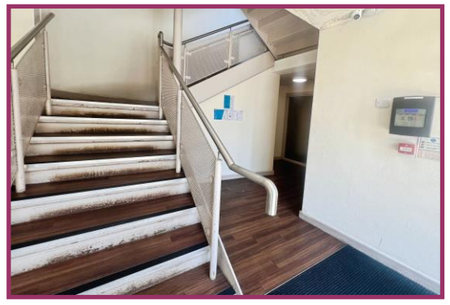
Tenure: Cardwells Estate Agents Bolton understand that the property is a leasehold flat with a term of 200 years from 1st July 2013. The current Ground rent is £262.71 and is reviewed every 10 years, we understand that the reviews are index linked.

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 or visit: 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 or visiting: www.Cardwells.co.uk

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans 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