# Marsden House, Bolton, BL1 2JT
# £900 PCM

This spacious, unfurnished two double-bedroom apartment is situated on the fifth floor of a modern development, just a five-minute walk from Bolton town centre.

The accommodation comprises an entrance hallway leading to a bright open-plan living area with a contemporary fitted kitchen complete with integrated appliances. There are two generous double bedrooms, with the principal bedroom benefiting from an en-suite shower room, alongside a modern three-piece family bathroom with a shower over the bath.

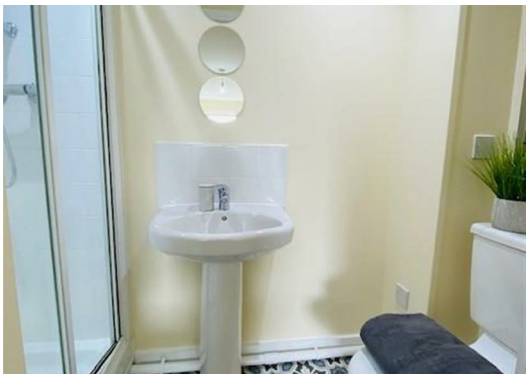
Additional features include electric heating, PVC double glazing, neutral décor and flooring throughout and integrated kitchen appliances.

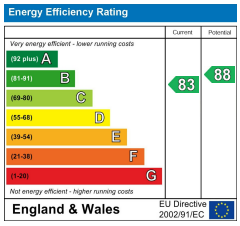
Ideally located, the apartment enjoys impressive views across Bolton while offering convenient access to the town's wide range of shops, restaurants, bars, and leisure facilities. Excellent public transport links and easy access to the motorway network make this an ideal home for commuters.

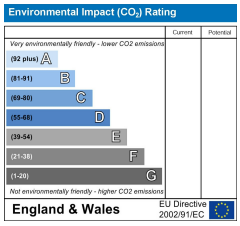
**Disclaimer:**
These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to 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. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Tenants 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 let with the property.

Viewing:

Viewing strictly by appointment through Lifestyle Sales & Lettings.



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