



7 Finsbury Court, Bolton
£85,000

Miller Metcalfe
Every step of the way

7 Finsbury Court

Bolton

Top floor one bedroom apartment available immediately with no onward chain.

Located on the popular and well-regarded Cotton Meadows development, this one bedroom apartment offers a rare and exciting opportunity for a first time buyer to take their first steps onto the market. Due to the popularity of the area, it could also make a smart purchase for an investor looking to enhance their portfolio.

The property is located on the top floor and the accommodation comprises of: entrance porch with a door leading to an inner hallway. Doors lead to a fitted bathroom suite, spacious bedroom and a large living/kitchen area. The apartment is secured via an intercom system and there's an allocated parking spot to the rear for added convenience.

Council Tax band: A

Tenure: Leasehold

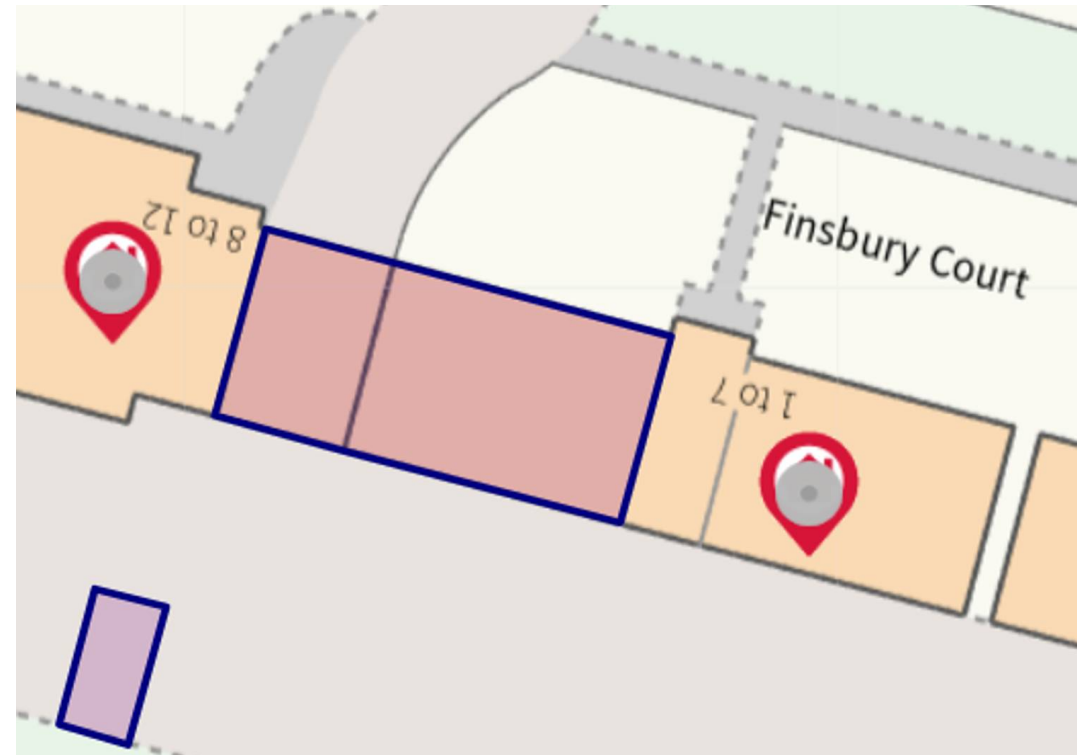
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

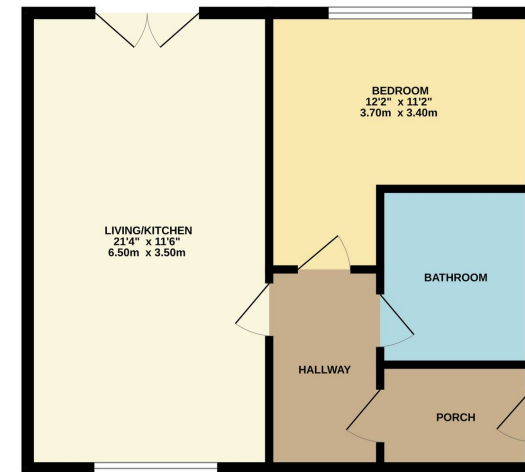






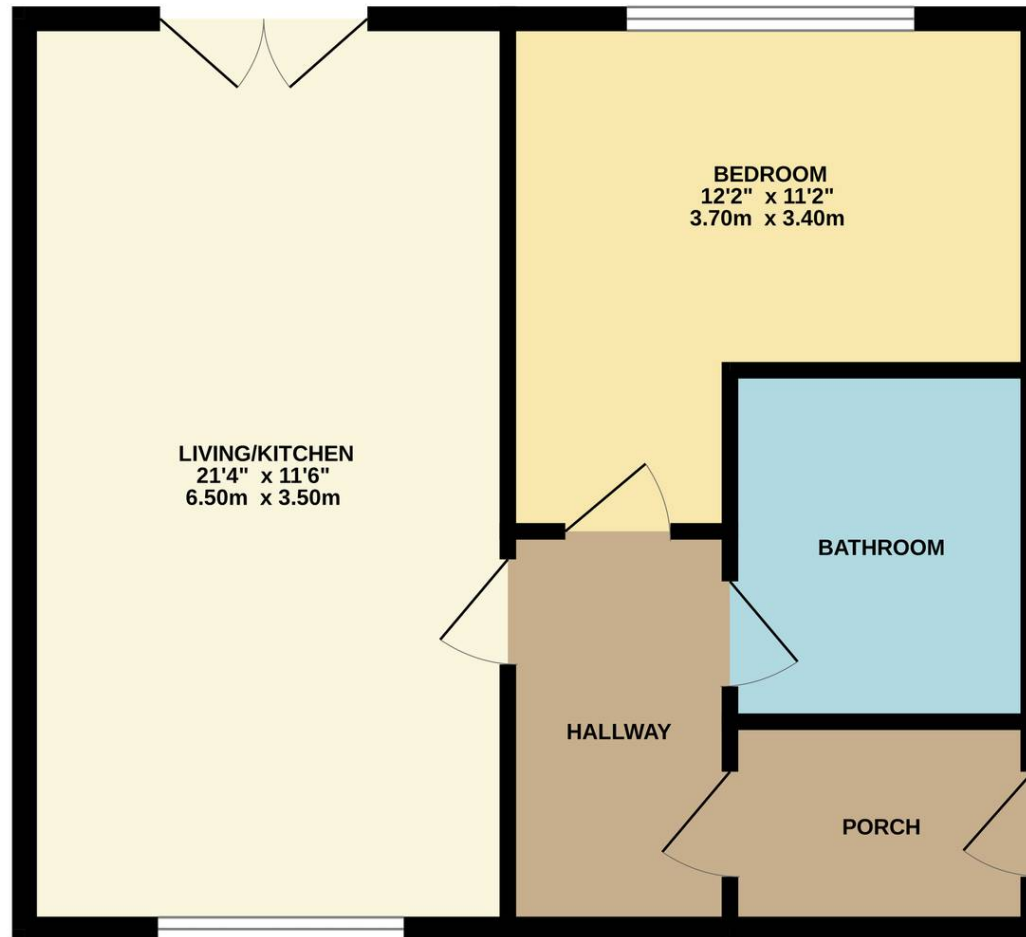


GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA: 518 sq.ft. (48.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the foregoing information, measurements of rooms, volumes, areas and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is made as to their operation or condition.

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