



RESIDE

BOLTON



2 Toto House Saville Street  
Bolton, BL2 1DP

**Asking Price £135,000**



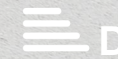
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## 2 Toto House Saville Street

, Bolton, BL2 1DP

A spacious one-bedroom ground floor apartment ideally positioned within a regenerating area of Bolton Town Centre, offering an excellent investment opportunity with a tenant already in situ.

The property features a bright open-plan living room and kitchen, a generous double bedroom, and a separate bathroom, providing practical and comfortable accommodation for long-term tenants.

Close to local amenities, transport links, and town centre attractions, this property presents strong buy-to-let potential with a 7% yield and immediate rental income from day one.

### Toto House

Toto House is a well-presented, mill-style residential building offering one-bedroom apartments in central Bolton. It is conveniently located on Saville Street, close to Bolton Interchange and the A666.

### Bolton Town Centre

Currently undergoing significant regeneration through multi-million-pound investment programmes focused on creating new homes, leisure facilities, public spaces, hotels, and commercial developments. Major schemes include Crompton Place, Church Wharf and Moor Lane which are transforming the area into a vibrant residential-led town centre, with improved transport links, pedestrian areas, and green spaces designed to attract residents, businesses, and long-term investment.

- Spacious one-bedroom ground floor apartment
- Immediate rental income from completion
- Ideal buy-to-let investment opportunity
- Open-plan living room and kitchen area
- Strong potential for future rental demand





- EPC Rating D
- Separate double bedroom and bathroom
- Located within an up-and-coming regeneration area



## Floor Plan

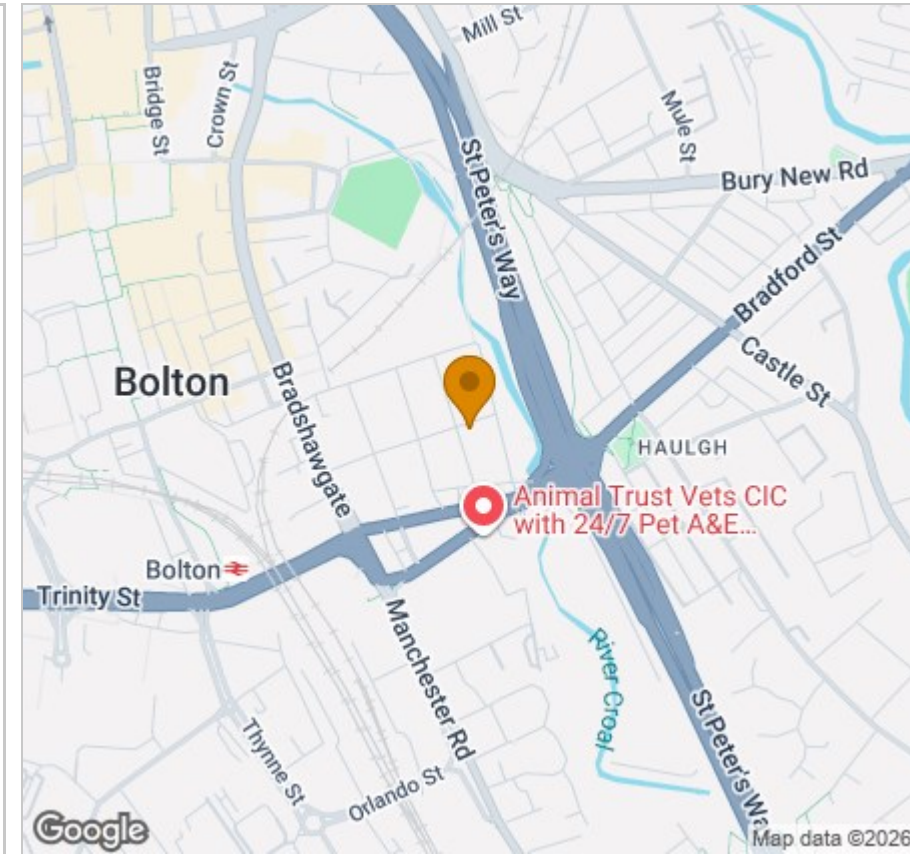


## Viewing

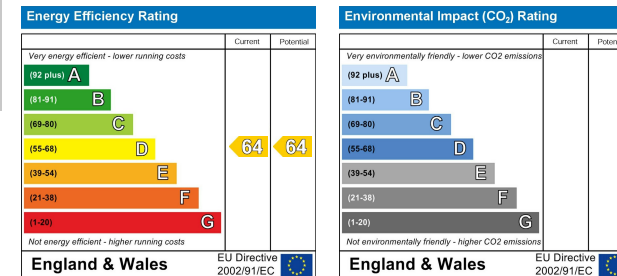
Please contact our Reside Bolton Office on 01204 914 808 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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