

Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co.uk

## FLAT 51 THE CUBE 87 BRADSHAWGATE, BOLTON, BL1 1QD



- For sale by auction
- Student accommodation
- Communal facilities
- Access to communal kitchen area
- Town centre location
- Close to many commuter links
- Ideal investment opportunity
- Secure entry system



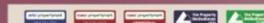
### Auction Guide Price £5,000

**BOLTON**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**  
 14 Market St, Bury, BL9 0AJ  
 T: 0161 761 1215  
 E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**  
 11 Institute St, Bolton, BL1 1PZ  
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale via Auction with our AUCTION partners, Pugh & Co, is this student accommodation located within the highly regarded "The Cube" development on Bradshawgate in Bolton. The Cube is only applicable for student accommodation and is designed with an emphasis of style and quality, providing outstanding accommodation throughout and also giving the students access to a range of communal facilities including a gym, entertainment/common room, all within this secure complex in the heart of Bolton town centre. This particular room has access to a communal kitchen area and is rented at £145.00 per week (2025/2026) and is subject to an annual service charge of £4,486.53 which is paid twice a year at a cost of £2243.26 per six months.

### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Important information:** We understand that the ground rent is £362.43 per annum. The service charge is paid twice a year £2243.26 Total for year for both service charge and ground rent £4848.53 We understand that the rent received is £145 per week during the academic year total £6670

**Viewings:** Please call Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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