



Bradshawgate, Bolton

OIRO £17,000



Key Features

- Student accomodation
- 3rd floor studio
- Access to facilities
- Town centre
- Close to transport links
- Ideal investment opportunity
- EPC rating C | Leasehold





****INVESTMENT OPPORTUNITY****

Located in The Cube, is this studio-apartment for sale sold with tenant in situ. This studio is located on Bradshawgate in the town Centre. Close to all the amenities including shops, restaurants and bars. It also offers great access to transport links by bus and train all in walking distance.

Tenure & Council Tax Band

We are advised that the property is Leasehold (service charge and ground rent is approx. £3800 per annum) and within Bolton Council Tax Band A.

Bedroom, Lounge & Kitchen

Carpet flooring, electric heating, study area, fitted kitchen with wall and base units and vinyl flooring.

Shower room

Walk in shower cubicle, WC and hand wash basin.



Access to the property is via a secure communal door which leads to a reception area, staircase and lift and the studio is on the 6th floor. There is also the added benefit of use of the gym, communal lounge and laundry room. The studio itself is made up of an open lounge/study area. A kitchen and bedroom and a three-piece shower room with wc and basin.

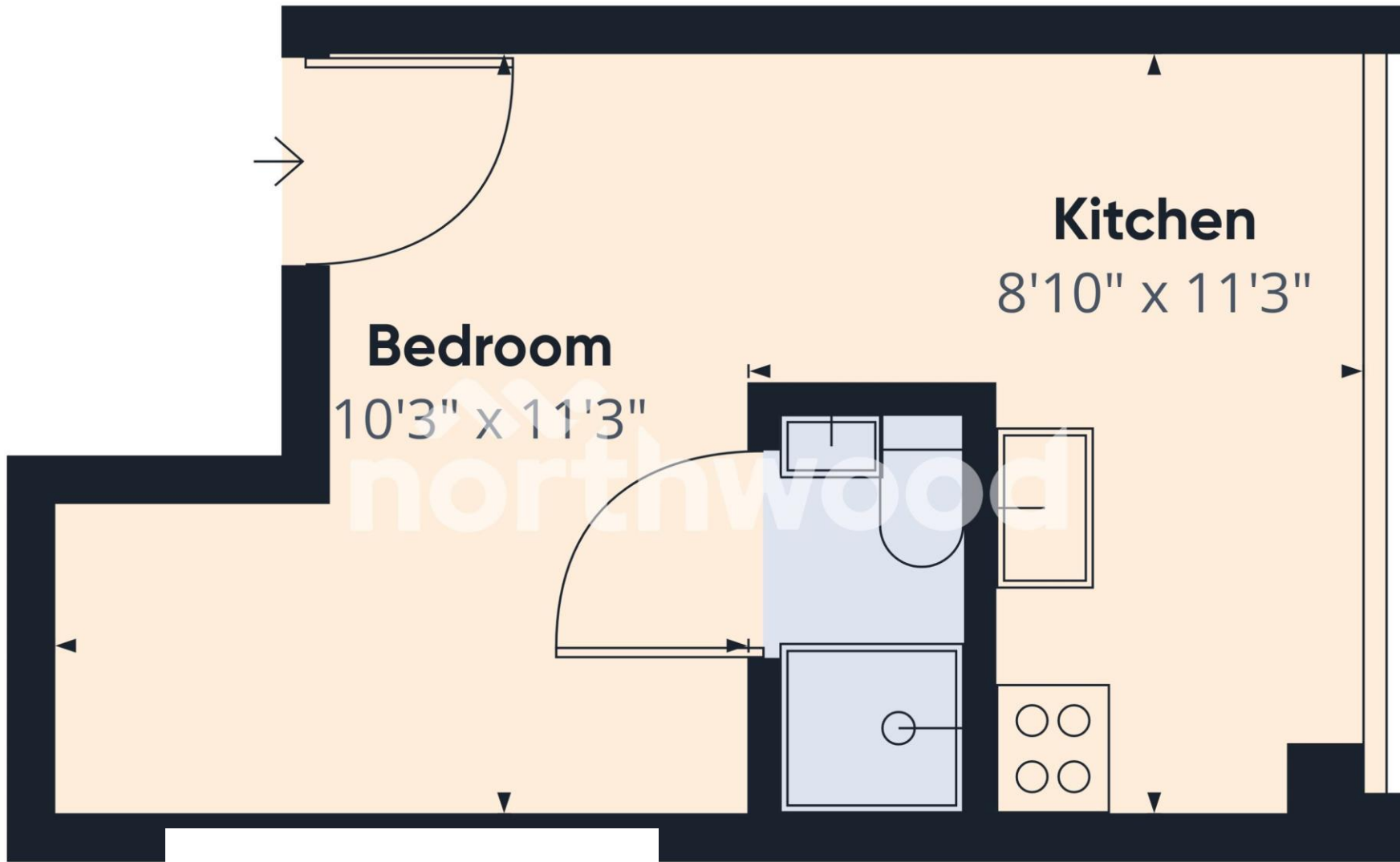


The property is student accommodation and is being sold with tenant in situ the tenant currently pays £145 per week.

We are advised that the property is Leasehold with 239 years remaining on the lease. Ground rent is £362.43, and Service charge is approx. £4475 per annum The property is within Bolton Council Tax band A.







Approximate total area⁽¹⁾
193.31 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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