

REDMAN CASEY ESTATE AGENTS

204 Holden Mill, Sharples, Bolton, Greater Manchester, BL1 7PN



£67,950

ReducedATTENTION INVESTORS***An ideal buy to let or first time buy opportunity offered with no onward chain this second floor studio apartment achieving up to £380 per calendar month and benefits from allocated parking, lift access and comprises, hall, kitchen diner, bathroom and bedroom area. Internal viewing recommended.

- Studio Apartment
- Popluar location
- Lift access & allocated parking
- £380 Per Calendar Month
- Ideal for commuters
- EPC Rating B



*****Reduced***ATTENTION INVESTORS*****Positioned on the Cotton Works formerly 'Holden Mill' this second floor studio apartment set within easy reach to local amenities, transport links, shops, cafes and restaurants and comprising Hall, Kitchen diner, bathroom and bedroom area. The property is an ideal first time buy or buy to let investment achieving up to £380 per calendar month and offered with no onward chain.

Hallway

Hall provides access to accommodation.

Bathroom

With three piece suite with bath, wash hand basin and low-level and low-level.

Kitchen/Diner 7'6" x 11'8" (2.29m x 3.55m)

Fitted with a range of base and eye level units with worktop space over, 1+1/2 bowl with single drainer and mixer tap, fridge/freezer, washing machine, dishwasher and cooker, uPVC double glazed window to side, window to rear, electric storage heater, open plan, door to:

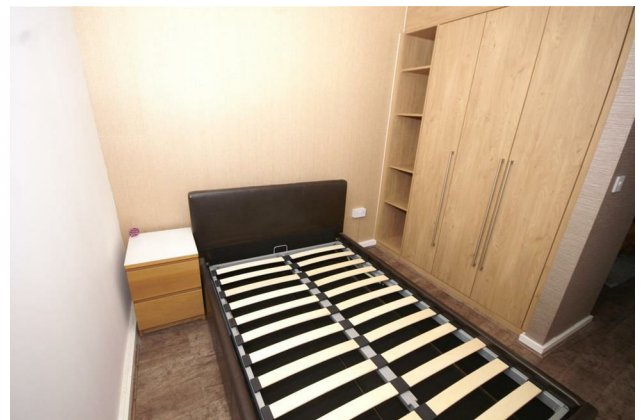
Bedroom Area 7'6" x 8'2" (2.29m x 2.48m)

Window to rear, fitted storage cupboard, electric storage heater. power points.

Outside

Communal areas and parking surrounding the converted mill maintained by the property management company

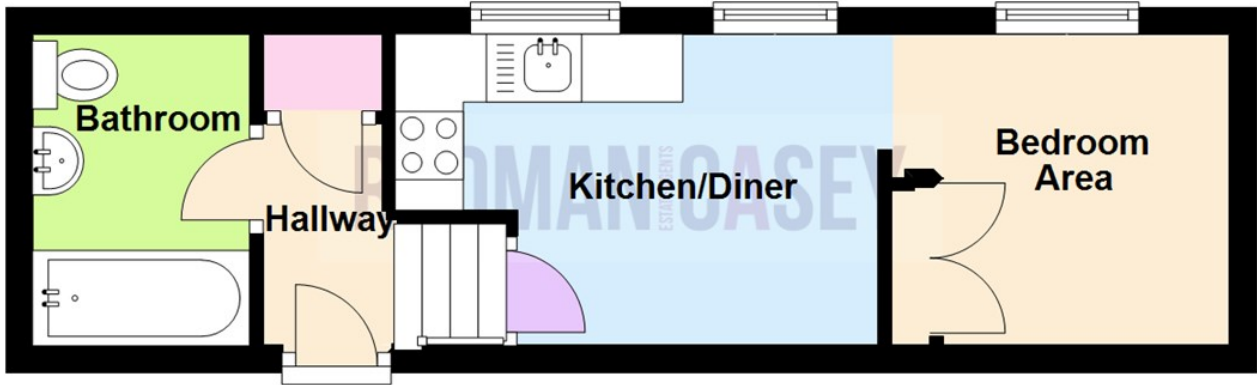
Agents Note: due to the square footage of the property we understand only a select number of lenders may or may not provide a mortgage on this property.





Ground Floor

Approx. 20.8 sq. metres (223.8 sq. feet)



The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.

Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	81	86
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	79	78
England & Wales	EU Directive 2002/91/EC	

