

**Monton Office**

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**6 River View Court Bolton BL2 2GY**  
**£95,000**

NO VENDOR CHAIN! Great first time or buy to let buy! HOME ESTATE AGENTS are delighted to offer for sale this two bedroom, first floor apartment located within easy access to Bolton town center with its shops and transport links! The property comprises hallway with storage, open plan lounge/diner with "Juliette" balcony, modern fitted kitchen with built in appliances, two bedrooms and a fitted bathroom suite. The property is double glazed and is heated via electric heaters. Externally there are parking bays available along with access to communal gardens. As the property is situated to the rear of the development, there is open aspects to the rear. Ideally offered with NO VENDOR CHAIN! Call HOME on 01617898383 to arrange your viewings!

- NO VENDOR CHAIN!
- First floor position
- Modern fitted kitchen
- Parking available
- Great first time or buy to let buy!
- Hallway with storage
- Modern fitted bathroom
- Two bedroom apartment
- Open plan lounge/diner with Juliette balcony to the rear
- Open aspect to the rear



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### Hallway

Lounge/Diner 16'0 x 14'0 (4.88m x 4.27m)

Kitchen 9'0 x 8'0 (2.74m x 2.44m)

Bedroom One 13'1 x 8'0 (3.99m x 2.44m)

Bedroom Two 8'0 x 7'0 (2.44m x 2.13m)

Bathroom 9'0 x 5'0 (2.74m x 1.52m)

### Sales info

We are advised that the property is leasehold. We are advised that the lease was granted for 150 years. There is an annual ground rent of £250.00pa and a service charge of approx. £1992.00 per annum.

We are advised that the current council tax band is band A

The current EPC rating is B

### IMPORTANT INFORMATION -

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted and floorplans are approximate and are for illustration only.

Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor.

Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. You will be required to provide proof and evidence of funding for any offers made prior to any offer being formally accepted. To comply with the money laundering regulation and terrorist financing regulations 2022, you will be required to complete mandatory money laundering identification checks via our third party provider and provide identification and proof of address before proceeding.



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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England  
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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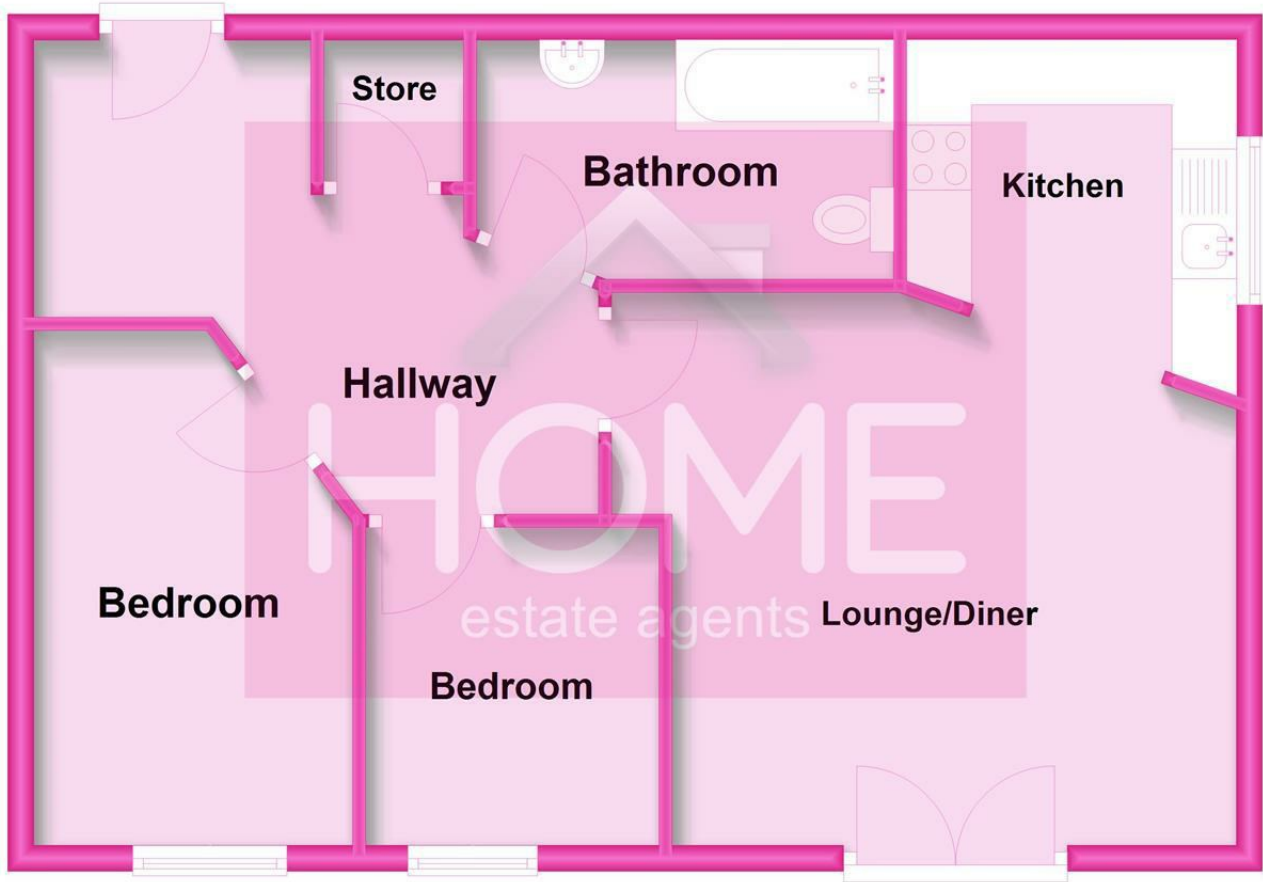
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# Ground Floor

Approx. 57.6 sq. metres (619.9 sq. feet)



Total area: approx. 57.6 sq. metres (619.9 sq. feet)

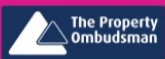
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp;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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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