



## Marsden House, Bolton, BL1 2JT £850 PCM

Enjoy stylish, modern living in this unfurnished two double bedroom apartment, ideally located just five minutes from Bolton Town Centre. Finished to an exceptional standard, this home offers a luxury living space that truly stands out.

The property welcomes you with a spacious entrance hallway leading to a bright open-plan lounge and contemporary fitted kitchen, complete with integrated appliances – perfect for both relaxing and entertaining. There are two generous double bedrooms, with the main bedroom benefiting from a sleek private en-suite, plus a modern three-piece bathroom suite with a shower.

Designed with comfort and practicality in mind, the apartment also features electric heating, PVC double glazing, neutral décor, and quality flooring throughout, creating a fresh and versatile interior ready to make your own.

**THERE IS NO PARKING SPACE WITH THIS APARTMENT!**



**Disclaimer:**

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Tenants need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for let with the property. Please contact 01706 823 131 for further details.

**Viewing:**

Viewing strictly by appointment through Lifestyle Sales and Lettings.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(54-68) D			
(39-53) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		83	87
England & Wales		EU Directive 2002/91/EC	

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(54-68) D			
(39-53) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**Head Office:** 121 Whalley Road, Ramsbottom, Lancashire, BL0 0DG

**Telephone:** 01706823131 **Email:** enquiries@lifestylesalesandlettings.co.uk **Website:** www.lifestylesalesandlettings.co.uk