



21-27 Churchgate, Bolton, BL1 1HR Offers In Excess Of £80,000

Nestled in the vibrant Centre of Bolton, this beautifully presented one-bedroom, furnished apartment offers an excellent opportunity for investors seeking a buy-to-let property. Boasting a prime location, secure on-site parking, and the advantage of being available chain-free, this property is a must-see for those looking for convenience and modern living.

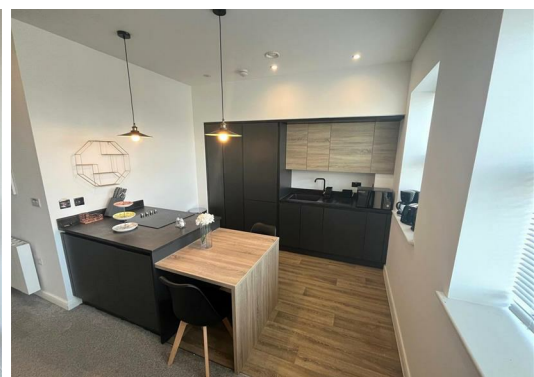
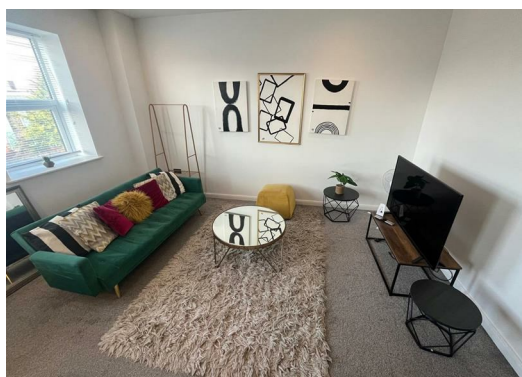
Positioned within close reach of a variety of local amenities, including shops, supermarkets, restaurants, and cafes, the apartment also benefits from proximity to well-regarded schools and leisure facilities. Additionally, the area is well-served by excellent road networks and public transport links, providing easy access to Bolton town centre and beyond, making it ideal for commuters.

The accommodation itself is thoughtfully designed, featuring a welcoming entrance hallway that leads into a bright and spacious open-plan kitchen and living area. The contemporary kitchen is fitted with modern units and integrated appliances, perfect for cooking and entertaining. The double bedroom is well-proportioned and offers a comfortable retreat, while the stylish shower room is finished to a high standard, providing a sleek and functional space.

There is a current tenant in the property paying £9540.00 per annum and it will be sold with this tenancy in place. The apartment also has a secure car parking space.

With its fantastic location and turnkey appeal, this apartment presents an outstanding opportunity to step onto the property ladder or expand an investment portfolio.

Lifestyle Sales and Lettings urge interested parties to arrange an internal inspection as soon as possible to avoid disappointment.



Disclaimer:

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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 Purchasers should not rely on them as statements 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 or fit for their purpose. Furthermore, Solicitors should confirm movable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers 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 sale with the property.

Tenure - Leasehold

To be confirmed by the Vendor's Solicitors

Possession:

Sold with sitting Tenant

Viewing:

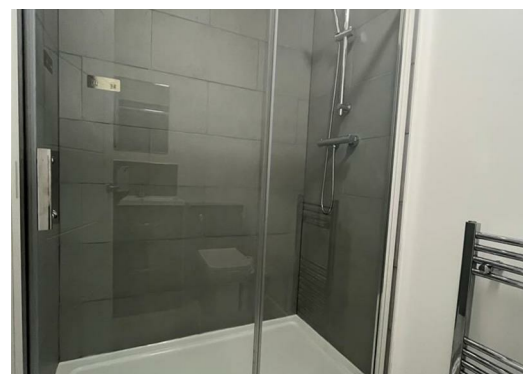
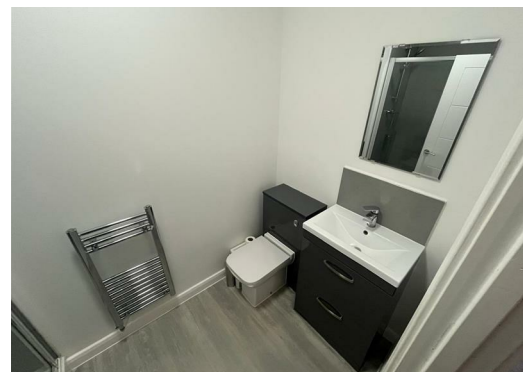
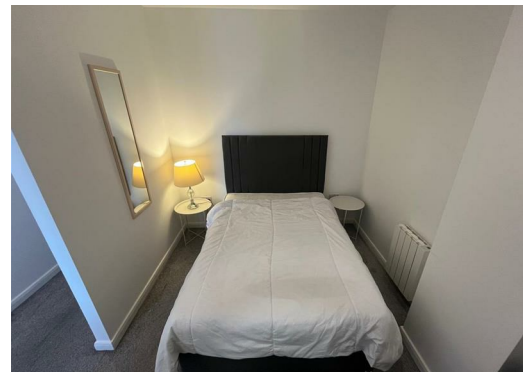
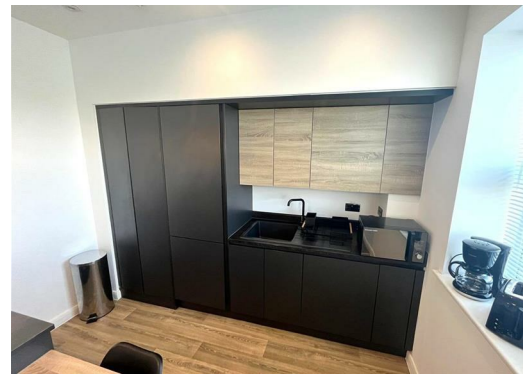
Viewing strictly by appointment through Lifestyle Sales and Lettings

Important Information for Successful Buyers:

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £65 (incl.

VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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