



## Marsden House, , Bolton, BL1 2JX

- Excellent Investment Property
- 14% Yield On Current Asking Price
- Master Bedroom With French Doors
- No Chain
- Bolton Centre Location
- Recently Rented At £800 PCM
- Two Bedrooms
- 7th Floor Apartment
- Convenient Access to Manchester
- Lift Access

**Offers Over £69,950**



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## DESCRIPTION

Hunters are pleased to present this 7th floor apartment to the market. A great buy to let investment previously rented for £800 PCM, nearly a 14% return on the current asking price.

The apartment internally comprises of; entrance hallway, open planned living area through to kitchen, two bedrooms and a three piece bathroom. The master bedroom does benefit from French doors with a Juliet balcony. Each room is finished off to an extremely high standard with a neutral stylish colour scheme.

The apartments are well positioned, located in central Bolton with most amenities accessible within a short walking distance. Manchester City centre again is easy accessible through a range of transport links such as bus & train stations.

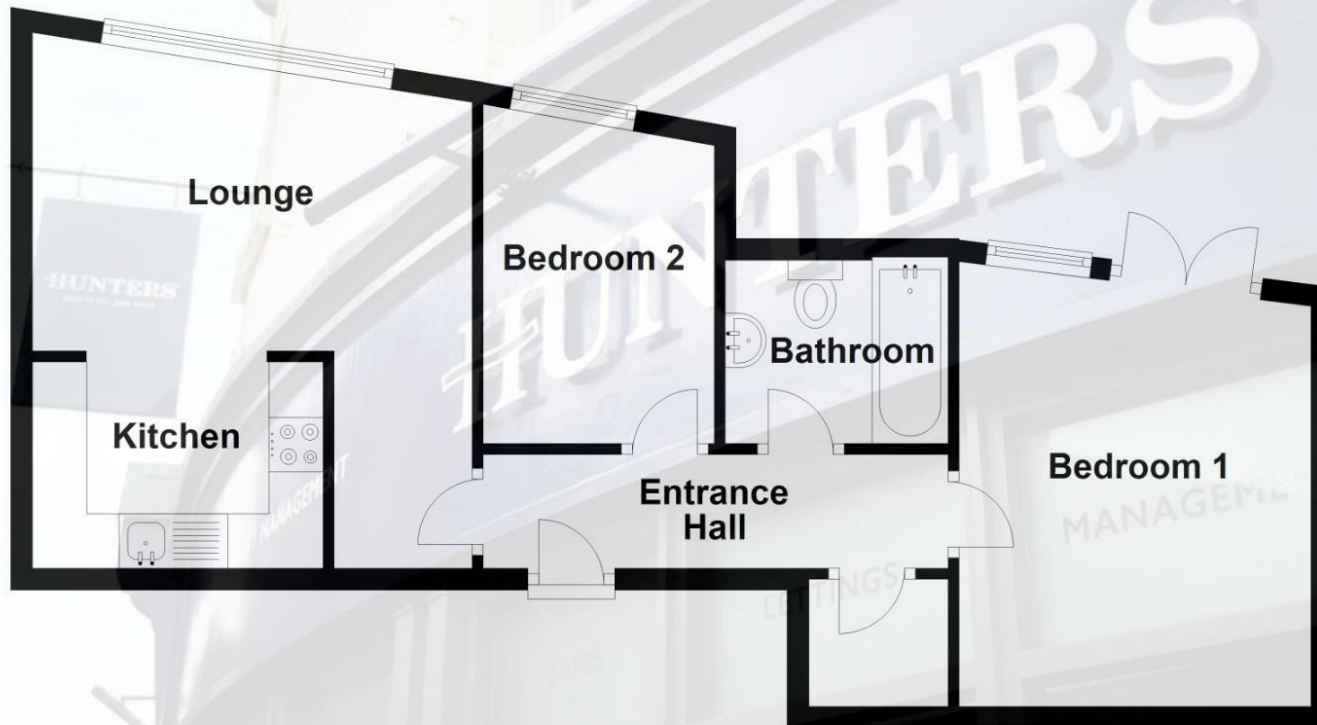
Note - Current service charge TBC





## Ground Floor

Approx. 522.3 sq. feet



Total area: approx. 522.3 sq. feet

This floorplan was produced by Hunters Estate Agents & must not be copied or duplicated.  
Plan produced using PlanUp.

### Viewings

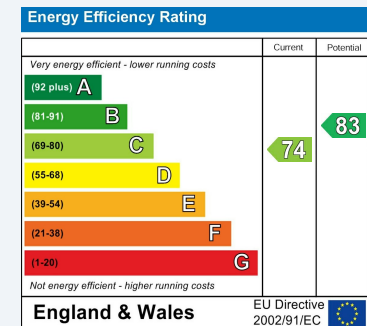
Please contact [darwen@hunters.com](mailto:darwen@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.