



1 bed apartment to buy in BL3

Breckles Place, Bolton, Greater Manchester, BL3 6JJ

£75,000 Starting Bid

 x1  x1  x1

Tenure

Leasehold

Off Street parking

Property features

- ✓ 1 Bedroom Flat
- ✓ Fitted Kitchen
- ✓ Walk-In Storage Room
- ✓ Living Room
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: **Band A**
- ✓ EPC Rating: **C**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **ADSL copper wire**
- ✓ Mobile signal: **Good**

Description

New to the market, this well presented one bedroom apartment is located within a quiet residential development in the heart of Bolton.

Perfectly positioned for a range of local amenities and within easy walking distance of key transport links, the property offers convenient access to Bolton Town Centre.

Internally, the apartment features a private entrance with staircase leading to a bright landing, a spacious living area overlooking the communal gardens, a separate fitted kitchen, a generous double bedroom, and a threepiece bathroom suite.

The property further benefits from excellent storage throughout and resident parking, making it an ideal home for firsttime buyers, downsizers, or investors.

Additional Details.

Service Charges: £352.37 PA (includes building insurance)

Ground Rent: £10 PA

Lease Length:: 125 Years From 2012.

Landing

3.3m x 1.99m

Laminated flooring, radiator, loft access, 2 x built in storage cupboards, 1 x walk-in storage room.

Walk-In Storage Room

1.99m x 0.87m

Laminated flooring, upvc window to front aspect.

Living Room

4.67m x 3.13m

Laminated flooring, upvc window to rear aspect, radiator.

Kitchen

3.46m x 2.45m

Laminated Flooring, upvc window to front aspect, range of wall and base units, rolled top work surfaces, free standing electric oven and hob with extractor hood, sink and drainer with taps, space for fridge freezer, plumbing for washing machine, splashback tiling, radiator.

Bedroom

3.8m x 2.77m

Carpeted, upvc window to front aspect, radiator.

Bathroom

1.97m x 1.74m

Laminated flooring, frosted upvc window to front aspect, low level w/c, pedestal wash basin, panelled bath with electric over-shower, radiator, extractor fan, tiled to compliment. Please note we have been advised the boiler is on a communal boiler and does incur some additional charges.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 111

Annual Ground Rent Amount: £10.00

Annual Service Charge Amount: £357.00

Price: Starting Bid £75,000

Property Type: Apartment

Parking: Off Street, Communal

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Required access: No

Heating: Gas, Community Scheme

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Broadband: ADSL copper wire

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	71	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Breckles Place, Bolton, Greater Manchester, BL3 6JJ

Contact your local branch today for more information on this property:

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

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