



Apartment 6, 16 Ivy Bank Road, Bolton, Lancashire, BL1 7EQ

The Purple Property Shop are delighted to bring to the market this exceptional two-bedroom top floor apartment close to local amenities.

Upon locating the property, you'll drive by plentiful terraced houses before turning onto the tree-lined Ivy Bank Road, passing imposing characterful properties and the conveniently placed Bar Lane bowling club on the corner. Locating the apartment on the right, you'll notice the juxtaposition of the modern apartment building mixed within the older built surrounding properties. You'll observe a large gated area where there is an allocated parking spot and access to the building itself through a blue UPVC door. Heading through the door, you'll find a neatly presented communal area where there is access for neighbouring flats, and the stairs to the top floor apartment. Once you have walked up the two sets of stairs, a solid wood entrance

Offers in Excess of £130,000



Tel: 01204 598979

FIRST FLOOR

KITCHEN/DINER

4.58m x 2.71m (15' 0" x 8' 11")

LIVING ROOM

4.20m x 3.60m (13' 9" x 11' 10")

BEDROOM ONE

3.28m x 2.83m (10' 9" x 9' 3")

BATHROOM

2.72m x 2.16m (8' 11" x 7' 1")

BEDROOM TWO

2.78m x 2.45m (9' 1" x 8' 0")

EPC C

ADDITIONAL INFORMATION

TENURE

Leasehold

150 years from 04 September 2007

Management charge £70 per month.

COUNCIL TAX BAND

Local Authority / council Tax / Annual charge

Bolton Council / Tax Band B / Approximately £1,665.31

FURTHER INFORMATION

FLOOD RISK

The Purple Property Shop can confirm the property is at no risk of flooding

CONSERVATION AREA

The Purple Property Shop can confirm the property isn't in a conservation area

IDENTITY CHECKS

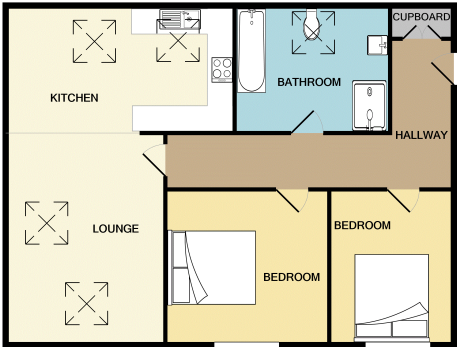
Checks

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct identity checks on all customers involved in the transaction, to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Please ask the branch for further details.

IMPORTNANT NOTE

NOTE

We endeavour to make our particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation of fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.
Purchasers: Fixtures and fittings other than those mentioned are to be agreed with the seller.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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