

**531 Holden Mill, Blackburn Road, Bolton, Greater Manchester,  
BL1 7OI**

**£140,000**

Amazing opportunity to purchase this immaculately presented fifth floor apartment located within the popular Cotton Works development on Blackburn Road, within easy reach to motorway links and local amenities. The property boasts two double bedrooms and a sizeable sun terrace which enjoys late afternoon sun and sunsets looking westerly over Winter Hill.

Holden Mill is a Grade II listed former cotton mill, located just off Blackburn Road, close to Astley Bridge and Sharples. The property is a short journey away from motorway links and local amenities. The development offers stylish living with modern accommodation and oozes character with exposed brickwork and cast iron columns, there is also allocated indoor, ground floor parking secured at night.

**the purple  
property shop**

**Tel: 01204 598979**



Apartment

Lounge/Diner

23'8" x 12'0"  
7220x3670 (max)

Kitchen

9'8" x 6'11"  
2650 x 1800

Main Bedroom and En-suite

19'6" x 8'10"  
5940 (max) x 2700

En-Suite  
1550 x 2250  
5'1" x 7'5"

Bedroom Two

12'9" x 9'8"  
(3575 x 2650)

Bathroom

2350 x 1670  
7'9" x 5'6"

Sun Terrace

6.309m x 3.866m (20' 8" x 12' 8")

Tenure: Leasehold

Term : 999 years (less 1 day) from 12 May 1924  
Ground Rent: £75 (paid every 6 months)  
The service charge is £289.71 per month

Council Tax Band B

Approximately £1,665.31 / Bolton Council

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

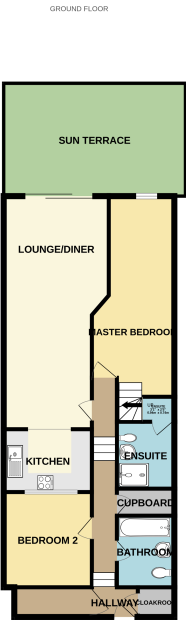
The Purple Property Shop can confirm the apartment is not in a conservation area

ID 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.

Important note to potential purchasers & tenants

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.



We do not warrant the accuracy of the floor plan. The floor plan is for illustrative purposes only and should not be used as a basis for any decision or statement. The services, systems and appliances shown here are not intended to be a guarantee. Made with Metaphor 10/20/21