



524 Holden Mill, Blackburn Road, Bolton, Lancashire, BL1 7QJ

The Purple Property Shop are proud to present this large one bedroom apartment situated on the sixth floor of The Cottonworks also known as Holden Mill. Holden Mill was built in 1926 after previously being used as a Cotton Mill in the 20th Century, it was repurposed in 2010 and still has a touch of history within!

The apartment in question is situated within a secure complex on the sixth floor with a modern intercom system giving a potential purchaser's guests easy access. As you enter the sixth floor you are greeted by a large communal hallway with a lift access.

The apartment is located to the right hand side of the block as you exit the stairs/lift. As you enter you are presented with the bathroom which comprises of a modern three-piece bathroom



Asking Price £119,995



Tel: 01204 598979

IMPORTANT INFORMATION

TENURE: Leasehold

Date : 7 December 2012
Term : 999 years from 12 May 1924
£200.00 Service charge

Room Sizes

Bathroom

1.71m x 2.68m (5' 7" x 8' 10")

Bedroom 1

3.86m x 2.70m (12' 8" x 8' 10")

Hallway

1.03m x 8.23m (3' 5" x 27' 0")

Living Area

6.02m x 3.84m (19' 9" x 12' 7")

Kitchen

1.78m x 2.88m (5' 10" x 9' 5")

Sun Room

4.93m x 2.20m (16' 2" x 7' 3")

IMPORTANT INFORMATION

Local Authority / Council Tax / Annual Charge

Bolton / Band A / £1,359.24

Service Charge / Ground Rent

£200.00

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

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

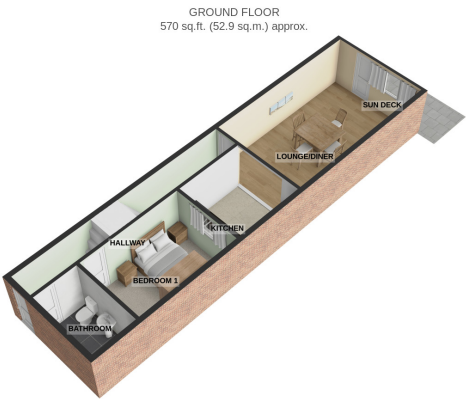
FURTHER INFORMATION

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.

PLEASE 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.



TOTAL FLOOR AREA : 570 sq.ft. (52.9 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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