



Independent Estate Agents

# Cardwells

Since 1982

[cardwells.co.uk](http://cardwells.co.uk)

**THE CUBE, BRADSHAWGATE, BOLTON, BL1 1QD**



- SUPERB INVESTMENT OPPORTUNITY
- TENANTED STUDENT STUDIO
- EN SUITE WET ROOM
- APPROX 128 SQ FT
- SHARED KITCHEN / LOUNGE
- FITNESS SUITE & STUDY
- GAMES ROOM & COMMON RM
- 2 X LAUNDRY RMS, 24 HR SECURITY



**£31,000**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281 E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**LETTINGS & MANAGEMENT**

E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)  
T: 01204 381 281

**BURY**

14 Market St, Bury, BL9 0AJ  
T: 0161 761 1215 E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow. WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. C W Pearson.

£31,000!!!!!!!!!!!!!!!!!!!!!!!!!!!!!! FANTASTIC RETURN ON INVESTMENT. Offered for sale with no further upward chain is this superb investment property, situated in the heart of Bolton Town Centre. A purpose built student studio with an en suite wet / shower room, sharing a communal kitchen and lounge area with other studio apartments and also sharing the use of a fitness suite, games room / common room, relaxation lounge / study, 2 x laundry rooms, 10am till 8pm serviced office and 24hr security on site.

We are advised that the property is rented at £87 per week on a 44 week term which ends on the 22nd July 2017, generating £3,828 per annum. We understand that there is the potential for additional rental income during the summer months. At a £38,000 sales price this would equate to just over a 10% gross investment yield so at £33,000 this is wonderful, and very strong in comparison to other buy to let properties in Bolton. The studio is approximately 128 square foot with fitted study space and an en suite shower / wet room, the tenants share the use of the fitted kitchen / lounge space with the other studios in the apartment and the communal facilities of the building. We understand that management fees are payable, but at the time of press are awaiting confirmation of the charges.



**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

Lift served and 128.5 sq ft overall.

**Studio:** 12' 8" x 10' 1" (3.86m x 3.07m) maximum radiator, uPVC double glazed window which enjoys lovely views across the town, fitted desk, wetroom off, carpet.

**Wet Room:** 6' 1" x 2' 11" (1.85m x 0.89m) Wet room style with shower area, WC and wash basin.

**Communal Kitchen/Lounge:** Fitted kitchen with matching drawers base and wall cabinets, lounge area, uPVC double glazed window.

**IMPORTANT INFORMATION:** £87 per week for 44 weeks until 22nd July. £3,828 per year with potential for an additional 8 weeks rental.

**Additional information:** Fitness suite, quiet relaxation/study room. Office open 10am-8pm, security 24 hours.

**Price:** £31,000

**Disclaimer:** This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.



**Please note: all viewings are by appointment only through our BOLTON Office**