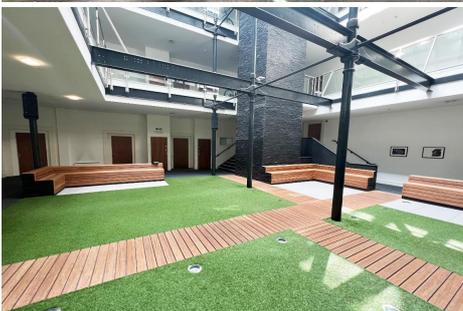


## 2 Bedroom Apartment for Sale - Offers Over £75,000

Atlas Mill, Bentinck Street, Bolton, Lancashire, BL1 4JB



### KEY FEATURES

- MODERN TWO BEDROOM APARTMENT
- FANTASTIC RENTAL INVESTMENT
- RENTAL YIELD OF APPROXIMATELY 9%
- COMMUNAL LIFT ACCESS
- POPULAR DEVELOPMENT
- CLOSE TO LOCAL AMENITIES
- ALLOCATED PARKING
- CLOSE TO TRANSPORT LINKS
- COMMUNAL ATRIUM AREA
- SOLD WITH VACANT POSSESSION

## Description

**\*\*TWO BEDROOM APARTMENT IN CHARACTERFUL CONVERTED MILL - AN EXCELLENT ADDITION TO A RENTAL PORTFOLIO WITH POTENTIAL YIELD IN EXCESS OF 9%\*\***

This modern two bedroom apartment is situated in this impressive mill conversion retaining many original character features. The building has been tastefully designed, including a central atrium, creating a communal area and space for residents to enjoy.

Atlas Mill is a highly regarded development in a popular area with shops, restaurants, sporting and leisure facilities nearby. The town center and transport links are also all within easy reach.

The apartment is a great buy for any first time purchaser or landlord currently looking to add to their existing portfolio.

The accommodation comprises of; open plan kitchen and lounge area, two double bedrooms, utility room, and a bathroom including bath with shower over. There is an allocated parking space. The property is also ideal for commuters with links to transport close by.

Viewing is highly recommended, please contact [info@jhresidential.co.uk](mailto:info@jhresidential.co.uk) or call on 01204 882368 to arrange a viewing.

Council Tax Band: B

Tenure: Leasehold

Please contact our offices for details of the Energy Performance Certificate.

Annual Ground rent: £250

Management Fee: £702 twice yearly

Lease: 125 Years

Accommodation:

Entrance Hallway: No measurements

Lounge/Dining/ Kitchen: 21'0 x 9'10 (6.40 x 3.00m)

Bedroom 1: 9'10 9'10 (3.00 x 3.00m)

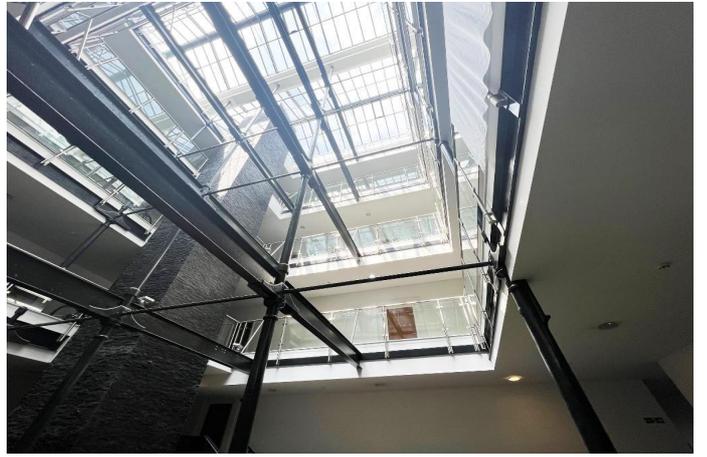
Bedroom 2: 9'10 x 6'7 (3.00 x 2.00m)

Bathroom: 6'11 x 5'7 (2.10 x 1.70m)

PROPERTY MISDESCRIPTIONS ACT

JH Sales and Lettings act on behalf of the vendor in this sale. All descriptions and measurements provided in these details are provided in good faith and any purchaser should not rely on these details as statement of fact and should by inspection satisfy themselves that these are correct. These particulars are produced purely to assist any prospective purchaser in deciding whether they wish to view the property and only as a general guide. of the services, The appliances and fittings have NOT been seen in working condition. The Agents are not competent to assess these areas, interested parties are recommended to seek independent advice before committing themselves to purchase

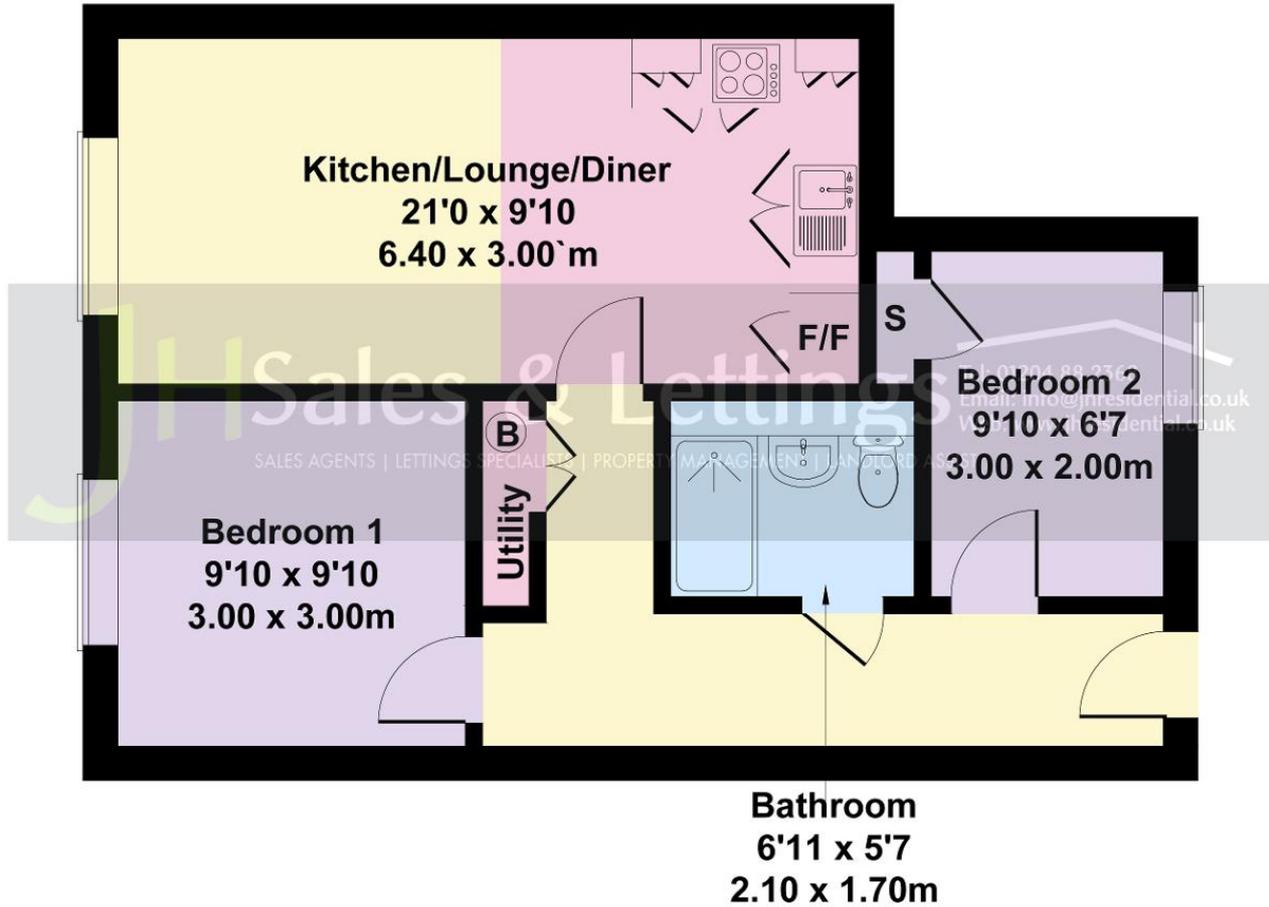




# Atlas Mill, Bolton

Approximate Gross Internal Area

549 sq ft - 51 sq m



Not to Scale. Produced by The Plan Portal 2023  
**For Illustrative Purposes Only.**