

The Old School Rooms
Great Moor Street
Bolton
Lancashire
BL1

Offers in Excess of £60,000

bettermove

Great Moor Street

Bolton

Bettermove are proud to present this 1 bedroom flat, located inside a Grade II listed building in Bolton, available with no forward chain.

This is a tenanted property and will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

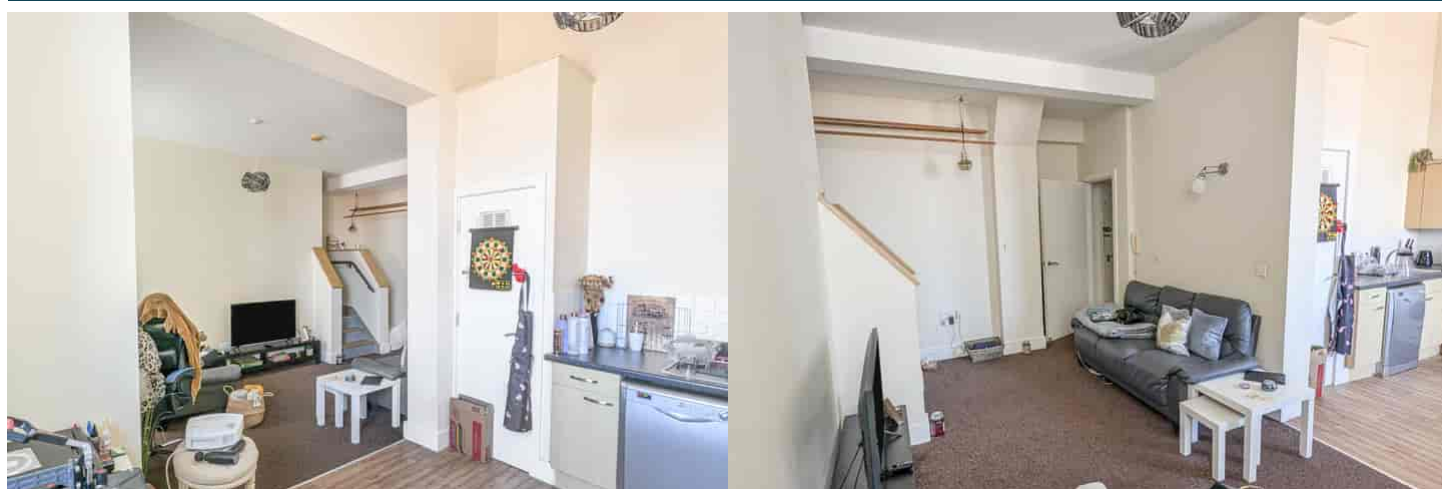
The property benefits from double glazing and electric heating throughout. The council tax band is C.

This is a leasehold property of 99 years, starting in 2002; the ground rent and service charge, combined, is £130.00 per calendar month.

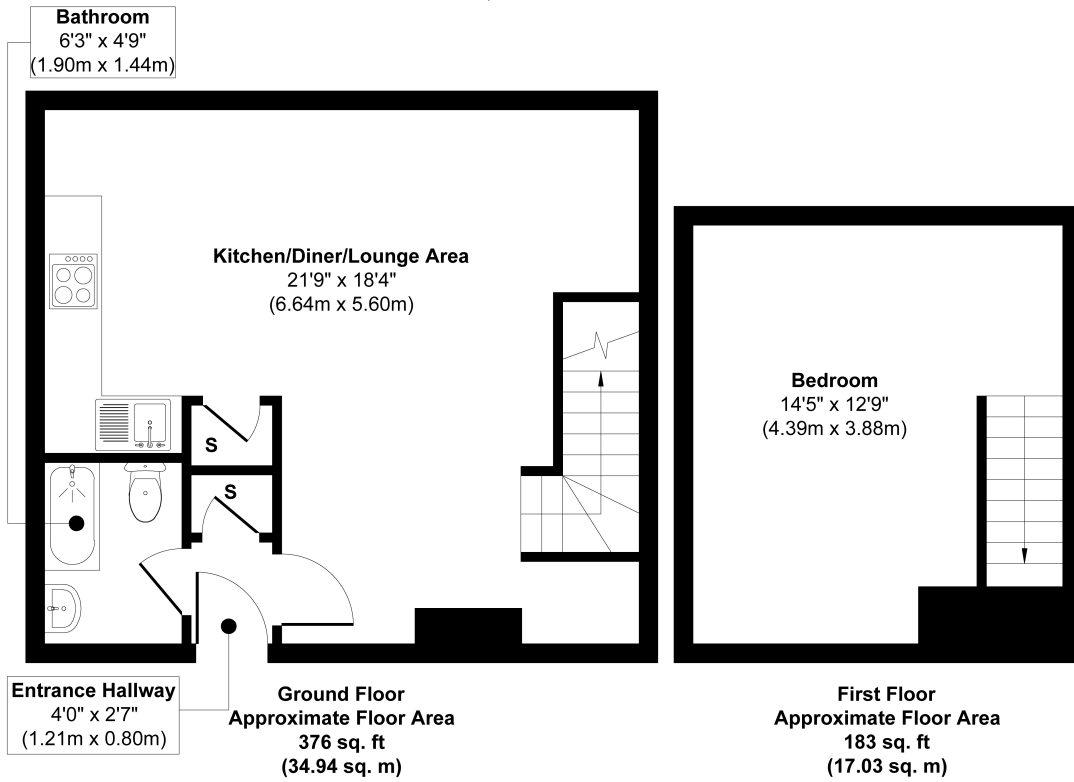
The interior of this beautifully presented, second floor property comprises a spacious, open plan living/dining/kitchen area and family bathroom, with the bedroom located on the first floor of the property. The building has lift access to all floors.

Located in the popular town of Bolton, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport links can be found from Bolton Railway Station, a range of local bus routes, and close access to St Peter's Way, leading to the M60 and M61.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



BL1 1NR - Flat 29, The Old School Rooms



Approx. Gross Internal Floor Area 559 sq. ft / 51.97 sq. m

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	55
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	29	41
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk