



Council Tax Band: B

Leasehold, 999 years from 1997

Ground rent £50 p/a

Service Charge £90 pcm

FLAT 6 FERNLEIGH, SHARPLES

£100,000

- Two Bedroom Ground Floor Apartment
- Disability Adaptations Throughout
- Flat Level Throughout, Modern Wetroom, Low Kitchen Worktops & Units and Wheelchair Ramp to Back Door
- No Chain & Vacant Possession





****TWO BEDROOM GROUND FLOOR APARTMENT - IDEAL FOR ANYONE SUFFERING WITH MOBILITY ISSUES***

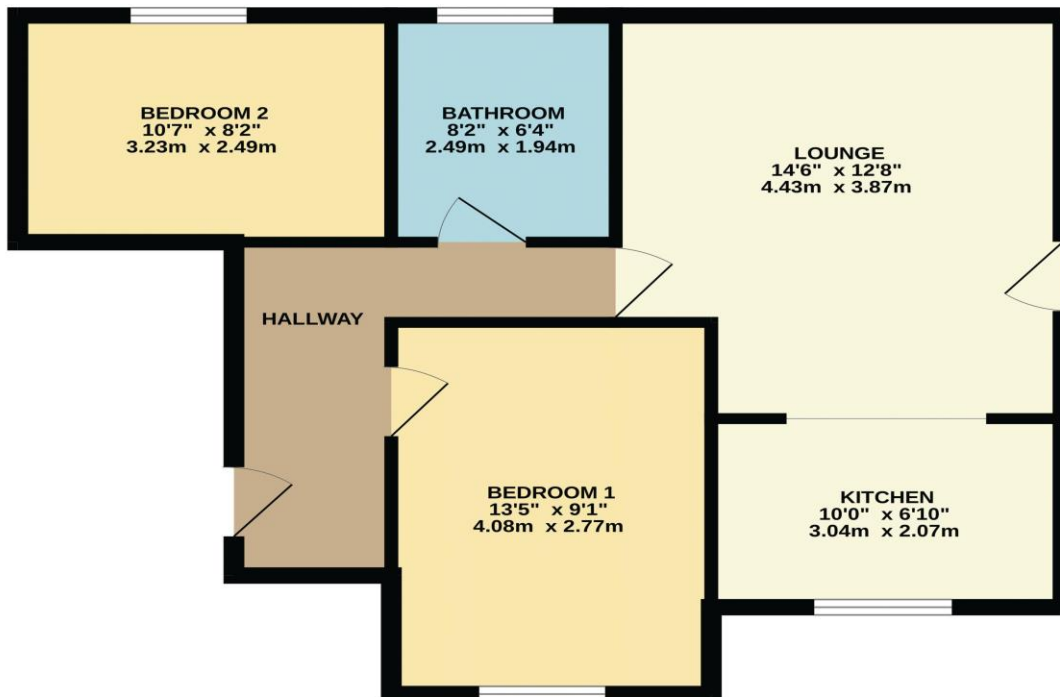
Allocated Parking - New Modern Wet Room - Wheelchair Ramp to Lounge Door - No Chain & Vacant Possession - Ideal for FTB, Downsizing or BTL Investment

An excellent opportunity to purchase this two bedroom ground floor apartment set on the popular Sharples Park, just off Moss Bank Way, Sharples. The apartment is at the bottom of a block of 9 apartments and also offers allocated parking with extra visitors spaces. The apartments have been very well designed with well proportioned rooms and excellent storage facilities. The development is ideally located within walking distance to all local amenities on Blackburn Road & Halliwell Road with bus links into town whilst also less than 5 minutes from the M61 motorway network, Bolton town centre and Bolton train station for access into Manchester. It is ready to move into with new bathroom and would ideally suit anyone looking for flat level living or with a mobility issues, also any investors looking for a BTL investment would return £600- £625PCM. The property comprises entrance hall with access to the two double bedrooms, the master benefitting from built in wardrobes, the newly installed wet room, a spacious lounge with access into the kitchen with low level worktops and a range of wall and base units. There is a doorway off the lounge down a wheelchair to the allocated off road parking. Additional benefits include uPVC windows and modern boiler gas central heating throughout.

Ground floor apartments in this area of Bolton do not come on the market very often. Please call the office to arrange a viewing.



GROUND FLOOR
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA : 575 sq.ft. (53.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 74 C | 75 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

COUNCIL TAX BAND: B

**TENURE:
LEASEHOLD**

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements