



## 1 bed apartment to buy in BL1

Nelson Square, Bolton, Greater  
Manchester, BL1 1AQ

**£20,000** Starting Bid

 x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Investment Opportunity
- ✓ Student Investment
- ✓ Common Room
- ✓ Gym Onsite
- ✓ EPC Rating D

## Key Information

- ✓ EPC Rating: D
- ✓ Heating supply: Electric

## Description

The beautiful period building was transformed in 2012 to create without doubt a fantastic student environment where residents settle into university life easily and become part of The Pack Horse 'community'.

Whether you pick an en suite bedroom (and share a kitchen) or the privacy of a fully equipped luxury studio – making friends is easy.

Facilities include a vast central common room where residents can hang out, play pool, table tennis or watch a movie on the large projector screen. For keep fit fanatics – the fully equipped gym on the first floor is a great place to develop a six pack.

The short walk to the University (10 minutes) means you'll never be late for lectures. In between lectures, whether you're into clubbing, retail or culture – living at The Pack Horse means it's all on your doorstep!

CCTV in common areas and electronic key fob access ensure your safety. Additionally, there's always someone to greet you after a night out – our concierge service provide a listening ear if you've got a problem and can provide help and advice should you need it. Quite simply, The Pack Horse is the place to be!

Tenure: Leasehold

Length of Lease: 114

Annual Ground Rent Amount: £300.00

Annual Service Charge Amount: £1,966.00

Price: Starting Bid £20,000

Property Type: Apartment

Heating: Electric



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Nelson Square, Bolton, Greater Manchester, BL1 1AQ

Contact your local branch today for more information on this property:

**27-28 Tuesday Market Place, King's Lynn, Norfolk, PE30 1JJ,  
TBChttp://www.norfolkpropertyauctions.com**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

