



### 3 bed flat to buy in BL1

17 Capitol Close, Bolton, Greater Manchester, BL1 6LU

**£200,000** Starting Bid

 x 3  x 2  x 1

Tenure

**Leasehold**

Allocated parking

### Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ Sought After Location
- ✓ Three Bedroom Mews
- ✓ Adjacent to Mossbank Park
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Situated in an area adjacent to Moss Bank Park in a small development of apartments & houses is this three bedroom mews property tucked away but with the benefit of off road parking for two cars and a shared lawned garden area for outside space. Briefly the property, on three floors comprises entrance hall, two bedrooms and bathroom to ground floor, lounge/dining room and kitchen to first floor and bedroom and en-suite shower room to second floor. With double glazing throughout and warmed by gas central heating. A genuine quiet 'away from it all' location but convenient for all local facilities.

The property is currently rented out. We have been advised by the seller that the tenant has handed their notice in and are due to vacate.

Council Tax Band: E

Tenure: Leasehold

Length of Lease: 966

Annual Ground Rent Amount: £35.00

Annual Service Charge Amount: £1,596.00

Price: Starting Bid £200,000

Property Type: Flat

Parking: Allocated

Construction materials: Stone built

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Approx Gross Internal Area  
92 sq m / 987 sq ft



Ground Floor  
Approx 33 sq m / 358 sq ft

First Floor  
Approx 36 sq m / 384 sq ft

Second Floor  
Approx 23 sq m / 245 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(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

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

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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