



Nelson Square
Bolton, Lancashire

Miller Metcalfe
Every step of the way

Nelson Square

Bolton, Lancashire

Apartment



EPC Rating - To be confirmed

*** CALLING ALL INVESTORS !!! EXCITING OPPORTUNITY TO PURCHASE OCCUPIED LUXURY STUDENT ACCOMMODATION THAT IS ALREADY DELIVERING IMPRESSIVE YIELDS *** Designed with an emphasis on style and quality, The Pack Horse Boutique Hotel has an innovative design, setting a new level for luxury student living and provide its residents with a secure home from home. This luxurious studio comprises a bedroom with en-suite shower room, its own kitchen area alongside use of further fabulous shared fitted dining kitchen. Students will also have exclusive access to a range of facilities including an entertainment room, fitness gym and study centre. This fully managed student let apartment is situated within a secure complex at the heart of Bolton town centre, within easy access to the University, representing excellent value for money and a sound investment.

ACCOMMODATION SOLD FOR INVESTMENT PURPOSES ONLY

The Pack Horse has been carefully designed as secure self-contained student living that provides its residents with a level of luxury rarely found. This studio apartment provides a wonderful, safe home from home that comprises bedroom and a private three piece en-suite shower room. Students will also have exclusive access to a range of facilities including an entertainment room, fitness gym and study centre.

Property Overview

- Secure Fob Entry System Making The Development A Secure Site
- Common Room
- Leisure Room & Gymnasium
- Meeting Rooms/Multifunction Rooms
- Reception and Lobby
- Laundry Area
- Security and Staff Offices

Student Property Market in Bolton

The student accommodation sector tends to outperform the majority of other to let investments in the UK and last year witnessed a staggering £2.7 billion invested, a 125% increase on investments in 2011. In spite of increased tuition fees, UCAS continues to report record numbers of applications, with over 600,000 applying for just 400,000 places for the 2014/15 academic year.



This extraordinary demand shows no sign of slowing down which means universities across the UK are now facing the problem of housing students. Many institutions fail to house their entire first year intake and accommodation for years 2 and 3 is even scarcer.

It is of no surprise that most purpose built student accommodations face occupancy rates of around 99% or higher and are consistently delivering impressive yields in excess of 9 and 10%.

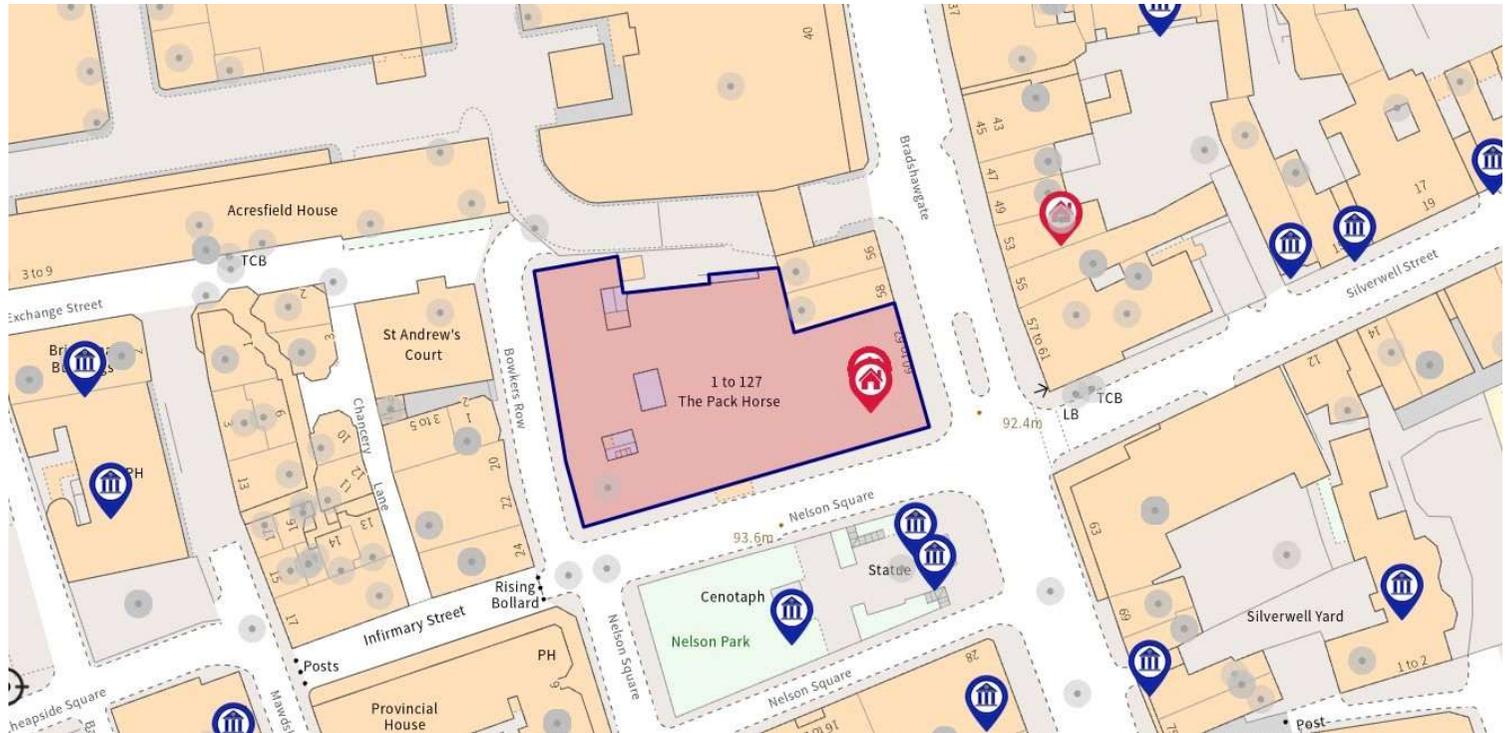
The highest yielding student properties appear to be in the north, where property prices are low but still command impressive rents. The Pack Horse in Bolton offers a splendid

COUNCIL TAX
Band: A

TENURE
Leasehold

FLOOD RISK
Very Low

SATELLITE / FIBRE TV AVAILABILITY
BT Yes,
Sky Yes,
Virgin No



Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

A fabulous estate agency. Very knowledgeable about the local area and got me a buyer in record time!

Can't thank you all enough.

Sally - Google ★★★★★

Helped to sell our house within two weeks!

Brilliant quality, great communication and very helpful!

Amy - Google ★★★★★

Would highly recommend Miller Metcalfe.

Exceptionally helpful staff, they couldn't have been more helpful and accommodating.

Lucy - Google ★★★★★



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