



Albert Road

Bolton

Miller Metcalfe
Every step of the way

Albert Road

Bolton

Ground Floor



2



1

EPC Rating - D

GROUND FLOOR APARTMENT**TWO BEDROOMSPARKING & COMMUNAL GARDENS***

Situated in a delightful Victorian building with only five similar styled apartments this exceptionally spacious two-bedroom apartment is being welcome to the market.

Located within the heart of Heaton on one of the most prestigious locations in Bolton, this superb property is within walking distance of Bolton School, within easy access of a variety of amenities and is well placed for major transport links such as the M61 motorway, making it an ideal base for commuting into Manchester and Salford Quays.

Accommodation in Brief: - Stone steps lead to double doors into vestibule with original feature "Victorian" tiled flooring. Door then leads to a spacious communal reception hallway. Into the apartment there is an extensive hallway with high ceilings and doors off leading into the modern fitted kitchen, two double bedrooms and spacious lounge overlooking the front aspect and is warmed by Gas central heating. Allocated parking. Communal lawned gardens to the rear.

COUNCIL TAX

Band: B

Annual Price:

£1,524

TENURE

Leasehold

Service Charge: £1430.00 Per annum

SATELLITE / FIBRE TV AVAILABILITY

BT - Yes

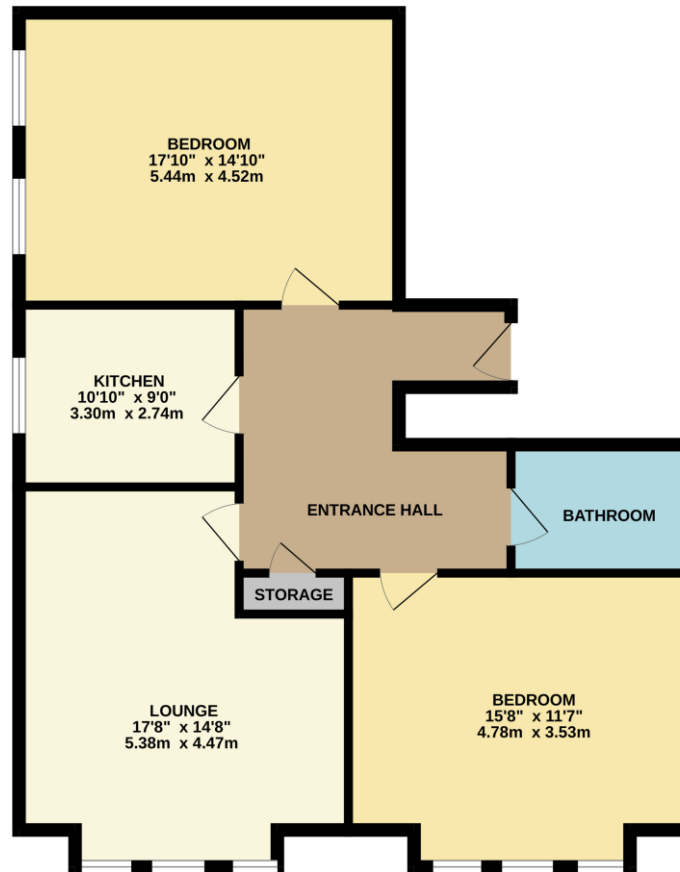
Sky - Yes

Virgin - Yes





GROUND FLOOR
851 sq.ft. (79.0 sq.m.) approx.



TOTAL FLOOR AREA: 851 sq.ft. (79.0 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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