

# Property Details

13 Lostock Court, Lostock Lane,  
Bolton, Lancashire, BL6 4GT

OIRO £130,000



# Property Photos

13 Lostock Court, Lostock Lane, Bolton, Lancashire, BL6 4GT



Creation Date  
**23/03/2023**



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# Property Floor Plans

13 Lostock Court, Lostock Lane, Bolton, Lancashire, BL6 4GT

## GROUND FLOOR



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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# Property Floor Plans

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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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# Property Info

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<b>Property Type</b>	<b>Property Style</b>
Flats / Apartments	Penthouse
<b>Bedrooms</b>	<b>Bathroom</b>
2	1
<b>Receptions</b>	<b>Tenure Type</b>
1	Leasehold
<b>Floor Area</b>	<b>Agency Type</b>
-	Sole
<b>Parking</b>	<b>Type</b>
Allocated Parking	Sales
<b>Price Qualifier</b>	<b>Price</b>
OIRO	£130,000
<b>Land Size</b>	<b>Age of Property</b>
-	-
<b>Year Built</b>	<b>New Home</b>
2019	No

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# Property Features

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## Feature 1

Ideal Investment - Will Achieve 750 Pcm

## Feature 2

2 Double Bedrooms

## Feature 3

Open Plan Living

## Feature 4

Top Floor Penthouse Apartment

## Feature 5

Gated Residence - Private Access

## Feature 6

Just Over 4 Years Old - 10 Year Warranty - 6 Years Remaining

## Feature 7

Ground Rent Is 240 Per Year

## Feature 8

Service Charges Are 100 Per Month

## Feature 9

Close To Horwich Train Station

## Feature 10

Close To Middlebrook Retail Park

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## **Lostock Court, Lostock Lane, Bolton, Lancashire, BL6 4GT**

\*\*\* An Exceptional Penthouse Apartment Situated In A Gated Development Within a Popular and Convenient Location\*\*\*

Offering exceptionally well-proportioned accommodation, this Penthouse apartment will ideally be suited to first time buyers, professional couple, those looking to downsize or to let investors (expected monthly rental of 750 - 800 pcm). Generous living space comprises an entrance hall, wonderful light and airy open plan dining kitchen, two good sized bedrooms plus a modern three-piece shower room. Situated in a gated development, the property has communal gardens whilst a residents car park to the rear provides allocated parking for one vehicle. The popular location is within easy access the ever popular Middlebrook retail park alongside many local shops and schools and is well placed for major transport links making it easy to commute across the North West.

Lounge: 3.64M x 5.15M

Carpet flooring, ceiling recess spotlights, single panel radiator, Velux window, large fixed double glazed unit and T.V. connection.

Dining Area: 2.6M x 3.04M

Vinyl flooring, ceiling recess spotlights, intercom system, loft hatch and a single panel radiator.

Kitchen: 3.53M x 3.06M

High gloss grey kitchen with laminate worktops, stainless steel sink with drainer and chrome mixer tap, single electric oven, four ring ceramic hob, black glass extractor and matching splashback, two Velux windows, single panel radiator, plumbing for a washing machine and ceiling recess spotlights.

Bedroom One: 2.44M x 5.96M

Carpet flooring, ceiling recess spotlights, single panel radiator and a double glazed fire

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escape opener.

Bedroom Two: 2.48M x 3.73M

Carpet flooring, ceiling recess spotlights, single panel radiator and a Velux window.

Shower Room: 2.33M x 1.37M

Double shower tray with glass door, chrome power shower, chrome heated towel radiator, ceiling recess spotlights, white W.C. with sink vanity unit, vinyl flooring and fully tiled walls.

Council Tax - A

EPC - B

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