Churchgate | Bolton | BL1 1HR

Asking Price £94,900

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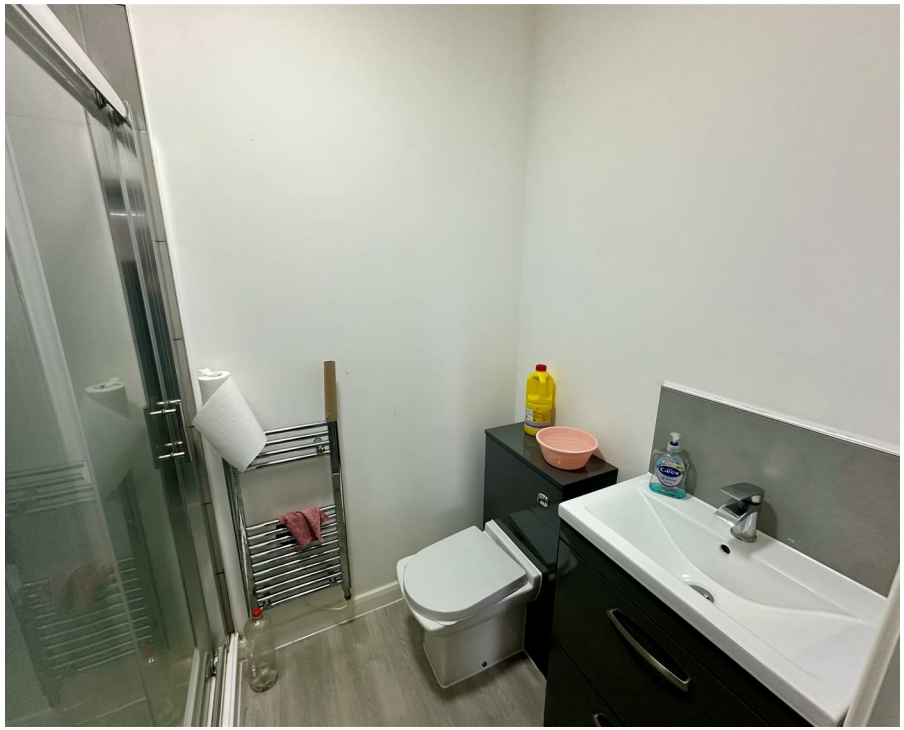
1 BEDROOM APARTMENT. Welcome to Stone Cross House, an exquisite one-bedroom apartment located in the vibrant Churchgate area of Bolton. Situated on the third floor, this well-appointed residence spans an impressive 463 square feet, offering a modern open-plan living space that is both stylish and functional.

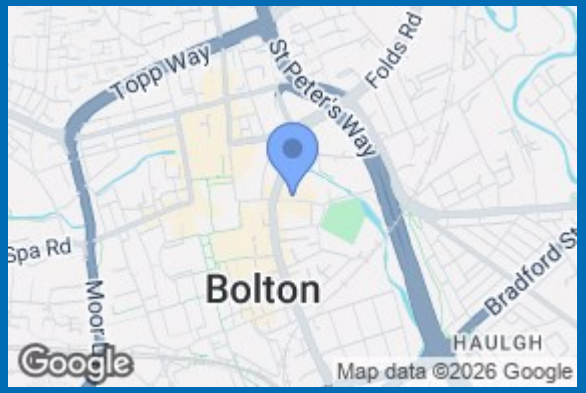
This apartment is part of a prestigious development comprising 61 high-end apartments, making it an attractive option for both homeowners and property investors alike. Currently let for £825 per calendar month, achieving an excellent rental yield of 10.4%, it presents a fantastic opportunity for those looking to invest in a property within a thriving community.

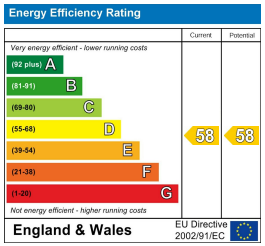
Stone Cross House is nestled at the heart of a significant regeneration initiative in Bolton's Church Wharf area, ensuring that residents will benefit from the ongoing improvements and developments in the locality. The property is ideally positioned for commuters, with a convenient 20-minute train ride connecting you directly to the bustling Manchester City Centre.

Whether you are seeking a comfortable home or a lucrative investment, this apartment offers a perfect blend of modern living and accessibility. Do not miss the chance to make this exceptional property your own.

- ONE BEDROOM APARTMENT
- 463 SQ FT
- FITTED KITCHEN
- CURRENTLY LET FOR £825PCM, ACHIEVING AN EXCELLENT RENTAL YIELD OF 10.4%
- ONLY A 20 MINUTE TRAIN JOURNEY TO MANCHESTER CITY CENTRE
- 3RD FLOOR
- OPEN PLAN LIVING & DINING ROOM
- MODERN BATHROOM
- LOCATED IN BOLTON'S CHURCH WHARF AREA
- SET WITHIN AN EXCLUSIVE DEVELOPMENT OF 61 HIGH-END APARTMENTS







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