



Independent Estate Agents
Cardwells
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HARTINGTON ROAD, HEATON, BL1 4DP



- Fully let, five flats in 1 building
- Circa £33,600 gross annual income
- Approx 11.39% gross yield at £295,000
- Large building over four levels
- EPCs, electric certs & leases in place
- Ready to earn investment opportunity
- Superb location close to amenities
- Sold with no upward chain delay



£295,000

BOLTON
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY
 14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
 E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
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Incorporating: Wright Dickson & Catlow, WDC Estates
 Fivegate Ltd. Registered in England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell & R.W. Thompson.

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 Est. 1982

A superb investment opportunity for an existing landlord or buy to let investor to purchase this building which is divided into five self-contained flats with a gross annual income of around £33,600 per annum. At the time of writing, we are advised that each flat is rented at £560 per calendar month, though we are awaiting confirmation with copies of the existing leases. At a purchase price of £295,000 and monthly gross rental income of £2,800, and an annual gross income of £33,600, the gross rental yield is around 11.39%. The property is Freehold (Title number LA348906) in a plot of around 0.04 of an acre.

This is a superb opportunity to purchase a fully tenanted property (at the time of writing) so that you can enjoy immediate rental income and avoid empty/void period. Each of the five flats has its own council tax rating, Energy Performance Certificates and individual pre payment electric meters. All apartments are warmed via electric heating, there is no gas in the building. There is CCTV cameras which cover the communal front and back entrances to the building. The accommodation is over four levels (including cellar) with five flats across three levels, and there is a fire alarm system in place. The location is superb as local parks, shops, restaurants and the town centre of Bolton are all within walking distance, and there is easy access to the transport network.

Arranging accompanied viewings may be trying as there are five different tenants and notices to give, so a walk through viewing video is provided in the first instance. For enquiries, please call Cardwells Estate Agents Bolton on 01204381381, email: bolton@cardwells.co.uk or visit www.cardwells.co.uk Due to the nature of the building having five separate dwellings it is virtually impossible to arrange one time where all flats can be seen. For that reason we have provided a walkthrough viewing to watch and photos

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Flat 1: Flat one is positioned on the ground floor of the building and is approximately 21 square meters/226 square feet, an Energy Performance Certificate rating of E which is valid until 19th April 2028 and has a Bolton council tax rating of A which is at an annual cost of around £1,511. The accommodation of flat one briefly comprises: open plan room with open plan kitchen lounge/bedroom and separate three piece shower room.

Flat 2: Flat Two is positioned on the ground floor of the building and is approximately 33 square meters/355 square feet. With an Energy Performance Certificate rating of E which is valid until 15th May 2028 and has a Bolton council tax rating of A which is at an annual cost of around £1,511. The accommodation of flat two briefly comprises: entrance hallway, open plan room with kitchen area/dining/ounge space which at present also contains a bed, a separate bedroom and a separate three piece shower room.

Flat 3: Flat Three is a positioned on a mid floor of the building and is approximately 37 square metres/398 square feet. With an Energy Performance Certificate rating of D which is valid until 22nd April 2028 and has a Bolton council tax rating of A which is at an annual cost of around £1,511. The accommodation of flat one briefly comprises: hallway, open plan room with kitchen fittings and dining/lounge space, a separate bedroom and bathroom.

Flat 4: Flat Four is positioned on the middle floor of the building and is approximately 24 square metres/258 square feet. With an Energy Performance Certificate rating of D which is valid until 22nd of April 2028 and has a Bolton council tax rating of A which is at an annual cost of around £1,511. The accommodation of flat four briefly comprises: kitchen with opens into the lounge/diner, bedroom and shower room.

Flat 5: Flat Five is positioned on the top floor of the building and is approximately 36 square metres/387 square feet. With an Energy Performance Certificate rating of E which is valid until 24th of April 2028 and has a Bolton council tax rating of A which is at an annual cost of around £1,511. The accommodation of flat five briefly comprises: fitted kitchen which opens into the lounge space/ diner, shower room, separate shower room and bedroom.

Viewings: Viewing is nearly impossible to arrange as there are five dwellings to liaise with, so Cardwells Estate Agents Bolton have provided a walkthrough viewing video and photos.

Flood risk information: Cardwells Estate Agents Bolton pre-marketing research indicates that the property is regarded as having a “very low” risk of flooding.

Conservation area: Cardwells Estate Agents Bolton pre-marketing research indicates that the property is not within a conservation area.

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd.

