# 2 bedroom, Apartment for sale

## Informazioni sull'Agente

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| Nome: | Springbok Properties Nationwide |
| Nome della ditta: | |
| Nazione: | United Kingdom |
| Experience since: | 2014 |
| Tipo di servizio: | Selling a Property |
| Specialties: | |
| Property Type: | Apartments, Houses |
| Telefono: | +44 (800) 068-4015 |
| Languages: | English |
| Sito web: | https://www.springbokproperties.co.uk |

## Dettagli dell'inserzione

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| Proprietà per: | Saldi |
| Prezzo: | USD 275,234.98 |

### Posizione

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|---|---|
| Nazione: | United Kingdom |
| Stato / Regione / Provincia: | England |
| Città: | Bolton |
| Indirizzo: | Clevelands Drive |
| Cap: | BL1 5GJ |
| Pubblicato: | 14/08/2025 |

Descrizione:

Set within a beautifully maintained development surrounded by landscaped communal gardens, this impressive second-floor apartment boasts generous, light-filled interiors and is offered in excellent condition throughout. An ideal investment opportunity, it is sold with tenants in situ, ensuring immediate rental income from day one.

The property opens to a welcoming hallway leading to a generous lounge/dining room with a charming bay window that floods the space with natural light and offers leafy views. The modern fitted kitchen features sleek high-gloss cabinetry, integrated oven and hob, and ample worktop space, making it both stylish and practical.

There are two well-proportioned bedrooms. The principal bedroom boasts fitted wardrobes and a contemporary ensuite shower room, while the second double bedroom is served by a modern family bathroom with a full suite and over-bath shower. Both bathrooms are finished with quality tiling.

Exterior & Communal Areas

The apartment sits within a secure, low-rise brick building surrounded by manicured lawns, palm trees, and mature shrubs. Residents benefit from well-kept communal areas, allocated parking, and visitor bays.

Location

The development enjoys a prime position in a desirable residential area. There are a variety of everyday amenities close by, including supermarkets, cafes, and restaurants. For leisure, nearby green spaces such as Doffcocker Lodge Nature Reserve and Moss Bank Park offer scenic walking trails, play areas, and wildlife.

Families will appreciate the proximity to highly regarded schools, including both primary and secondary options within easy reach, such as St Thomas's CE Primary School and Bolton School, known for its strong academic reputation.

Excellent transport connections make commuting straightforward. The property is within easy reach of Bolton town centre, with its shopping, dining, and cultural attractions, while road links to the M61 and A666 provide swift access to Manchester, Preston, and beyond. Public transport options include nearby bus routes and rail services from Bolton Station, connecting to Manchester in around 20 minutes.

This property is sold with tenants in situ.

Premium Fast Sale

The innovative Premium Fast Sale Plus method from Springbok Properties is a secure and straightforward way to buy property. It works like a typical sale, with a number of added benefits to the buyer.

Benefits

o Carefully implemented security measures

o A speedy process

o Realistically priced properties

o A Buy it Now option (ask for further information on this feature from our advisors)

o A significantly reduced chance of fall-throughs

o No risk of being "gazumped"

o The full focus of our highly motivated team

Springbok Properties' Premium Fast Sale Plus puts you in the driving seat thanks to our fast and secure methods.

All properties are competitively priced and carefully managed by motivated sellers for a quick, stress-free transaction.

Deposit

Sales can be secured with a reservation deposit of £2,500. This forms part of the final purchase price and is NOT an extra cost.

This deposit ensures that the property is taken off the market as soon as a sale is agreed. It is then exclusively reserved for you, eliminating gazumping, time wasting and financial loss.

An administration fee of £396 is required in order to draw up an exclusive legally binding contract between the buyer and seller. This gives the buyer exclusive rights to purchase within a pre-agreed timeframe.

Exclusivity

Following the payment of the above amount, Springbok Properties will facilitate a fixed exclusivity period (approximately 12 weeks). During this time, surveys should be arranged and preparations made for the exchange of contracts. The property will be reserved, so there will be no risk of gazumping.

Process

Our Premium Fast Sale Plus follows the below process:

STEP 1 - Register your interest

STEP 2 - Prepare your finances for the purchase

STEP 3 - Arrange a viewing

STEP 4 - Make an offer

STEP 5 - Secure your sale using our secure system

STEP 6 - Exchange and complete

Don't miss out on the chance to purchase this property. Call us today for further information and to arrange a viewing.

If you're interested in this property, we urge you to contact us immediately to arrange an early viewing and get the process started. This will help you to avoid missing out on this opportunity.

Springbok Properties' innovative Premium Fast Sale Plus is a secure and straightforward way to buy property.

Please note: to ensure the highest level of customer service, all calls may be recorded and monitored for training and quality purposes.

Please call us now to book an appointment.

We highly recommend early viewing as this property is priced relatively low and is likely to generate quite an interest.

Please call us now to book an appointment.

Call Recording

Please note to ensure the highest level of customer service, all calls may be recorded and monitored for training and quality purposes.

Disclaimer

Springbok Properties for itself and the Vendors or lessors of properties for whom they act give notice that:

The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

TENURE

To be confirmed by the Vendor's Solicitors

Note

The price given is a marketing price and not an indication of the property's market value. The vendor like any seller is looking to achieve the maximum price possible. Hence, by making an enquiry on this

property, you recognise and understand that this property is strictly offers in excess of the marketing price provided.

How to View this Property

Viewing is strictly by appointment please call us now for bookings.

AML REGULATIONS & PROOF OF FUNDING: Any proposed purchasers will be asked to provide identification and proof of funding before any offer is accepted. We would appreciate your co-operation with this to ensure there are no delays in agreeing the sale.

Energy Performance Certificate (EPC) graphs

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View EPC for this property
See full size version online
View EPC for this property

Key features
* TENANT IN SITU - Leasehold 125 years from 1 January 2006
* Ground Rent £240 per year, Service Charge £600 quarterly
* Council Tax Band D
* No chain
* Ensuite shower room
* Two double bedrooms
* Two allocated parking spaces
* Balcony overlooking gardens
* Close to amenities
* Viewing advised

Pursuing Excellence in Your Search for Real Estate

Specializing in the delivery of real estate in some of the world's most sought-after locations, our firm has become a permanent fixture of the global property industry. Relying on our team of expert advisors, we're passionate in our pursuit of excellence - no matter its context or setting.

Relying on our in-depth understanding of the high-end property market, Alistair Brown International Real Estate (ABIRE) is the partner of choice for those looking to experience the absolute pinnacle of global real estate. Delivering an array of services relevant to sellers, buyers, investors and developers alike, we offer exceptional insight into a market characterized by its dynamism and competitiveness.

Our people-focused approach is aimed at ensuring unparalleled support and repeat business, tailoring our services to each unique vision. Establishing close relationships along the way, our professional know-how has helped us shape a mastery of our chosen marketplace.

Whether your venture into premium real estate concerns a primary home, a vacation home or an investment opportunity, our boutique consultancy can help guide you through each of these areas.

Florida's Finest Investment Properties

Although our real estate expertise expands across multiple locations throughout the US, Florida remains to be our speciality. Over the years, we have built a extensive portfolio of luxury Floridian residences, enabling us to establish ourselves as one of the country's leading vendors of high-end, Florida investment properties.

Offering a superb variety property situated in the most desirable parts of Central and South Florida, including Orlando and Miami Beach, you can rely on us to help you find your perfect home.

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.431.550