



Independent Estate Agents **Cardwells** Est. 1982

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**ROYAL COURT DRIVE, BOLTON, BL1 4AZ**



- 2 bedroom top floor apartment
- No upward chain involved
- Secure gated development
- Close to town centre & Queen's
- Allocated parking space
- Gas central heating
- Ideal buy to let investment
- Viewing recommended



**£100,000**

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E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

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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.



A great opportunity to purchase this two bedroom top floor apartment. Offered for sale with no upward chain, this spacious property would make an ideal first time purchase or perhaps as a 'buy to let' investment? Royal Court is a gated secure development, close to the town centre, Lloyd's leisure centre and Queen's Park. Ideally the property would benefit from cosmetic updating. Viewing is highly recommended through Cardwell estate agents Bolton, 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk). The accommodation briefly comprises; Entrance hall, lounge dining room, kitchen, bathroom, and two bedrooms. Outside there are communal areas an allocated parking space and further visitor parking spaces. The property also benefits from uPVC double glazing and gas central heating

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance hall:** Radiator, wall mounted entry phone, access to the loft.

**Lounge dining room:** 18' 0" x 12' 3" (5.48m x 3.73m) uPVC double glazed window front aspect, two radiators, archway through to

**Kitchen:** 9' 6" x 7' 8" (2.89m x 2.34m) uPVC double glazed window rear aspect, fitted wall and base units with worktop surfaces and tiled splashbacks, stainless steel sink unit with mixer tap, built-in oven and grill, inset four ring gas hob, concealed extractor hood above, space for a washing machine, fridge and a freezer, radiator, built-in boiler/airing cupboard

**Bedroom 1:** 13' 0" x 12' 0" (3.96m x 3.65m) uPVC double glazed window rear aspect, two built-in double wardrobes, radiator.

**Bedroom 2** 9' 2" x 9' 0" (2.79m x 2.74m) uPVC double glazed window front aspect radiator below.

**Bathroom:** 7' 0" x 6' 0" (2.13m x 1.83m) White suite comprising, enclosed bath with a shower above, close coupled WC, wash basin radiator, part tiling to the walls, extractor fan.

**Outside:** Outside, there are communal areas, including open plan gardens, bin storage visitor parking spaces and an allocated parking space.

**Viewings:** All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**Tenure:** Cardwells estate agents Bolton research shows the property is leasehold, 125 years from 1 January 2000. We are advised the ground rent is paid twice a year £103.84, the service charge is £1400 per annum

**Council tax:** Cardwells estate agents Bolton research shows the property is band C annual £1909

**Flood risk information:** Cardwells estate agents Bolton research shows the property is in a very low flood risk area.

**Conservation area:** Cardwells estate agents Bolton research shows the property is not in a conservation area.

**Thinking of selling or letting in Bolton:** If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://www.cardwells.co.uk) and we will be pleased to make an appointment to meet you.

**Arranging a mortgage:** Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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