





www.cardwells.co.uk

## **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







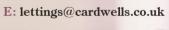
# £100,000

## **BOLTON**

- 11 Institute St, Bolton, BL1 1PZ 14 Market St, Bury, BL9 0AJ T: 01204 381 281
- E: bolton@cardwells.co.uk

## **LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ T: 01204 381 281





T: 0161 761 1215

E: bury@cardwells.co.uk

**BURY** 

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. 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

**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 or visit: 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 or visiting: www.Cardwells.co.uk

**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 Bury are trading names of Fivegate Itd















