



Floor Plan

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



- No upward chain involved
- 2 bedroom 1st floor apartment
- Popular development
- Ideal buy to let or 1st time purchase
- Close to town centre & David Lloyd gym
- Spacious living room
- Allocated parking space
- Viewing recommended



**£110,000**

**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  
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Incorporating: Wright Dickson & Catlow, WDC Estates



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For sale with 'no upward chain involved' this spacious two bedroom first floor apartment situated within the very popular Royal Court development. The property would make an ideal buy to let investment or as a first time purchase. Royal Court is next to David Lloyd leisure Centre, on the edge of Bolton town Centre, with all the excellent amenities it has to offer. To arrange a viewing please contact Cardwell's estate agents Bolton, (01204) 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

Front door leading to

**Entrance hall:** Radiator, wall mounted security entry phone

**Lounge dining room:** 19' 9" x 12' 1" (6.02m x 3.68m) uPVC double glazed bay window, front aspect, two radiators. Archway through to

**Kitchen:** 12' 4" x 7' 7" (3.76m x 2.31m) uPVC double glazed window rear aspect, fitted wall and base units with complementary work surfaces and tiled splashbacks, stainless steel sink unit with mixer tap, built-in oven and grill, inset electric hob, concealed extractor hood above, space for a washing machine, fridge and a freezer, radiator, built-in storage cupboard.

**Bedroom 1:** 13' 0" x 9' 8" (3.96m x 2.94m) uPVC double glazed window rear aspect, radiator below, two built in double wardrobes.

**Bedroom 2:** 9' 0" x 8' 8" (2.74m x 2.64m) uPVC double glazed window front aspect, radiator below.

**Bathroom:** 7' 0" x 6' 1" (2.13m x 1.85m) Bathroom Modern 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 garden areas, a bin storage area and an allocated parking space (number 10).

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

**Tenure:** Cardwells estate agents Bolton research indicates the property is Leasehold, 125 years from 1 January 2000

**Council tax:** Cardwells estate agents Bolton research indicates the property is band C annual cost of £2015

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

**Conservation area:** Cardwells estate agents Bolton research indicates 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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (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. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

**Arranging a mortgage:** Cardwells Estate Agents Bolton 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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