



- Well appointed top floor apartment
- Gas central heating
- Hallway
- 2 bedrooms/family bathroom
- Open plan lounge diner
- Secure private gated entrance
- Professionally fitted kitchen
- Allocated parking



**£800 PCM**

**BOLTON**  
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**LETTINGS & MANAGEMENT**  
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered to the fully managed rental market is this 2 bed top floor apartment situated on the sought after Royal Court Drive development. Within comfortable walking distance of Bolton town centre and excellent transport links via the railway station and in close proximity to popular bars and restaurants, local schools and nurseries. The apartment itself is situated on the top floor accessed via stairs (no lift) and briefly comprises: Timber entrance door, hallway, open plan lounge diner, professionally fitted kitchen with white goods included, two bedrooms, the master having fitted double wardrobes and a well appointed three piece family bathroom suite. To the outside is allocated parking and a secure private gated access. Warmed by gas central heating and UPVC double glazed throughout, viewings are readily available, seven days a week by ringing Cardwells Letting Agents Bolton on 01204381281 or via email at [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk).

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Hallway** 8' 4" x 9' 3" (2.54m x 2.82m) Wall mounted intercom, loft access point, wall mounted radiator.

**Lounge Diner** 17' 10" x 12' 3" (5.43m x 3.73m) Open plan design, double glazed window, wall mounted radiator.

**Kitchen** 9' 0" x 8' 7" (2.74m x 2.61m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, base and wall units, worktops, oven, four ring gas hob with extractor above, integrated washer dryer, freestanding fridge and freezer, uPVC double glazed window, wall mounted radiator, storage cupboard housing the gas combination boiler.

**Bedroom One** 13' 11" x 9' 10" (4.24m x 2.99m) Fitted double wardrobes, uPVC double glazed window, wall mounted radiator.

**Bedroom Two** 9' 1" x 8' 7" (2.77m x 2.61m) uPVC double glazed window, wall mounted radiator.

**Bathroom** 3' 11" x 5' 5" (1.19m x 1.65m) Well appointed 3 piece suite comprising WC, pedestal wash basin, bath with mixer shower and fitted curtain, wall tiling to the majority, wall mounted heated radiator.

**Council Tax** Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band C and the current cost is approximately £2,009.00 per annum payable to Bolton council.

**EPC** The performance certificate rating is B

**Holding Deposit** A holding deposit will be required to be paid to Cardwells Estate Agents, the holding deposit is 1 weeks rent = (monthly rent x 12 /52) terms and conditions apply.

**Deposit** A deposit of 5 weeks rent is payable and will be lodged via the Deposit Protection Scheme, more information can be found at [www.depositprotection.com](http://www.depositprotection.com)

**Nil Deposit Option** Find out how to rent this property deposit free with Reposit - <https://reposit.co.uk/> Tenants pay a one week non refundable service charge direct to Reposit subject to a minimum of £150

**Floor Area** Total internal floor area: 52m<sup>2</sup> which is 559ft.<sup>2</sup>

**Flood Risk Information** Cardwells Letting Agents Bolton pre market research indicates that the property is in a very low flood risk area.

**Tenure** Cardwell Letting Agents Bolton pre market research indicates that the property is of a leasehold tenure.

**Conservation Area** Cardwells Letting Agents Bolton pre market research indicates that the property is not in a conservation area.

**Viewings** Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Letting Agents Bolton on 01204381281, emailing; [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). In the first instance a walkthrough viewing video will be available to watch in due course.

**Thinking of Selling or Renting** If you are thinking of selling or renting a property, perhaps Cardwells Letting 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.

**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)

