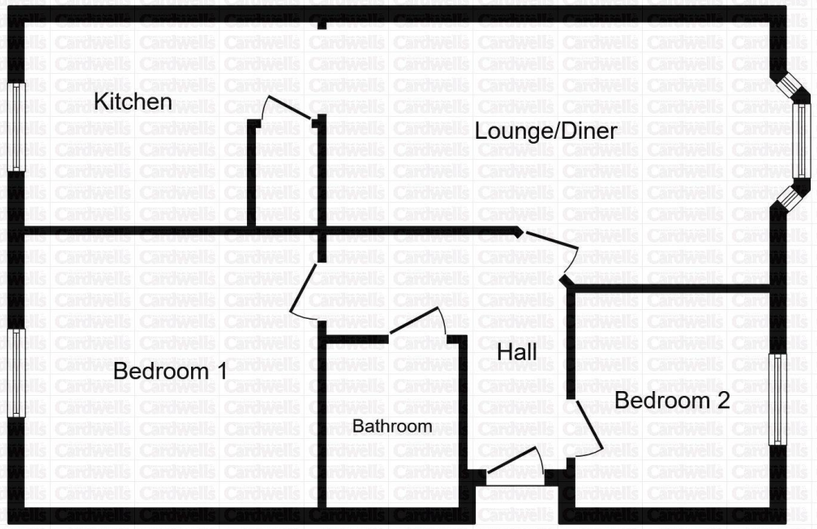

Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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ROYAL COURT DRIVE, BOLTON, BL1 4AZ

- Well presented first floor apartment
- Two good sized bedrooms
- Good size lounge diner
- Kitchen
- Very well maintained communal gardens
- One allocated parking space
- Superb transport links/town centres
- Gas central heating and double glazing

£103,000

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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E: lettings@cardwells.co.uk

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.

Offered for sale with NO ONWARD CHAIN is this well presented first floor apartment located close to Bolton Town Centre. Royal Court Drive is perfectly positioned for the commuter with the rail and bus networks easily accessible via the town centre and St Peter's Way, which takes you to Manchester just a short drive away. Internally the property comprises an entrance hallway, lounge/diner, kitchen, two good sized bedrooms and a bathroom. Externally there are well kept communal gardens with one allocated parking space at the front. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hall: Ceiling light point, radiator, laminate effect flooring.

Lounge diner: 17' 10" x 9' 8" (5.43m x 2.94m) Ceiling light points, double glazed bay window to the front, radiator, laminate effect flooring.

Kitchen: 9' 5" x 7' 10" (2.87m x 2.39m) Ceiling light point, double glazed window to the rear, radiator, wall mounted boiler, range of fitted wall and base units with extractor fan, integrated stainless steel sink with mixer tap and drainer, gas hob, electric oven, washing machine, space for an undercounter fridge, dishwasher, wall mounted boiler, laminate effect flooring, tiled splashback to the walls.

Bedroom 1: 13' 0" x 11' 9" (3.97m x 3.59m) Ceiling light point, double glazed window to the rear, radiator, built-in wardrobes, laminate effect flooring.

Bedroom 2: 8' 10" x 8' 8" (2.69m x 2.63m) Ceiling light point, double glazed window to the front, radiator, laminate effect flooring.

Shower room 7' 1" x 5' 5" (2.15m x 1.65m) Ceiling light point, extractor fan, wall mounted vertical ladder radiator, three-piece suite incorporating a WC, vanity unit with inset sink, walking shower cubicle.

Outside: To the front of the property there is one allocated parking space with communal gardens surrounding.

Viewings: Please call Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is leasehold

Council tax: Cardwells estate agents Bolton research indicates the property is band C annual cost of £2133

Total area:

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 or visit: 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 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 Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate ltd