



Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BL0 9HX

CHARLES LOUIS

HOMES LIMITED

E propertyenquiries@charleslouis.co.uk
T 0161 959 0166
www.charleslouishomes.co.uk



33 Royal Court Drive, Bolton, BL1 4AZ

£110,000



On the second floor of the popular Royal Court development, this well-presented two-bedroom apartment is offered for sale with a tenant in situ, making it an ideal opportunity for investors seeking an immediate income-producing property. The apartment is currently generating an approximate 7.1% rental yield.

The accommodation comprises a generous living room filled with natural light, a separate fitted kitchen, two bedrooms and a modern three-piece bathroom. The layout provides a practical balance of living and sleeping space, with additional storage accessed from the entrance hall.

Externally, the development benefits from allocated and visitor parking along with well-maintained communal areas. Positioned within a convenient location close to local amenities, transport links and Bolton town centre, this property represents a ready-made investment in a sought-after residential setting.

- Second floor apartment
- Two well-proportioned bedrooms
- Spacious living room with excellent natural light
- Separate fitted kitchen
- Modern three-piece bathroom suite
- Allocated and visitor parking
- Convenient location close to amenities and transport links
- Tenure - Leasehold, Council Tax - Bolton band C, EPC rated C

