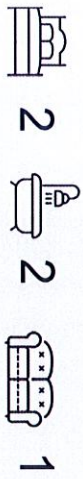




Royal Court Drive, Bolton

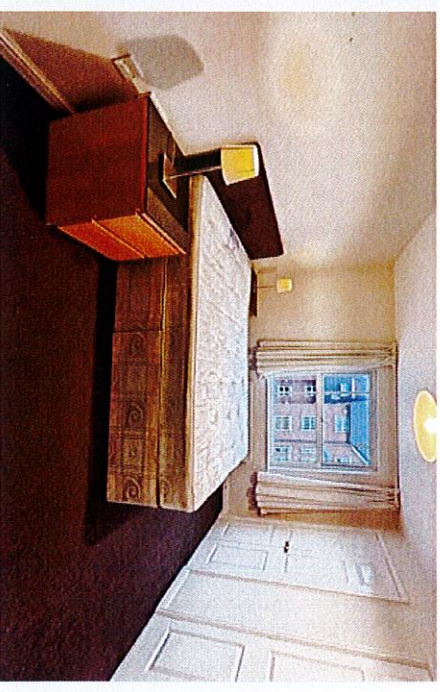
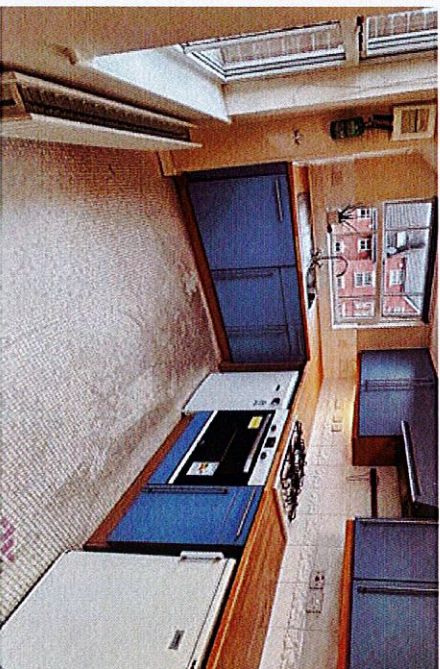
 northwood

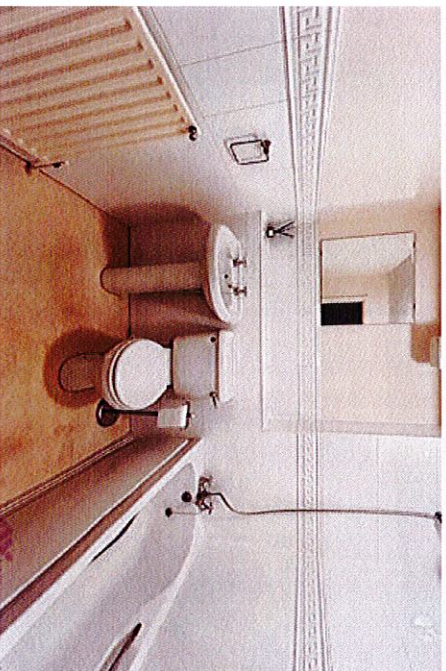
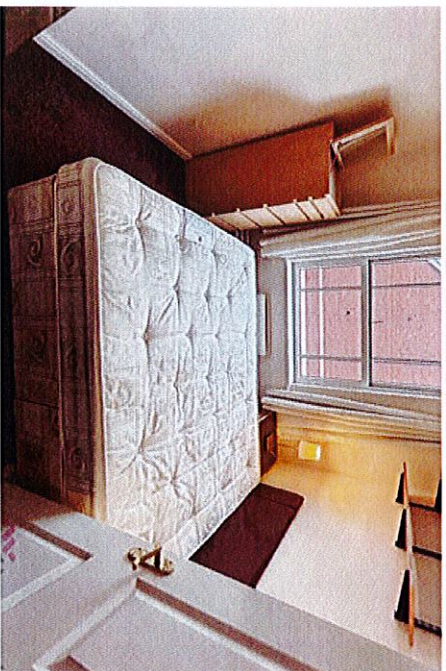
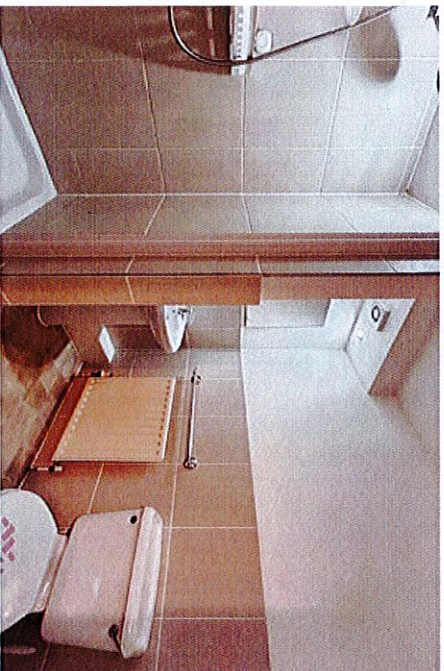
OIRO £120,000



Key Features

- Two Bedrooms
- Close to town centre
- Allocated parking
- En suite
- Lounge/Diner
- Sought after area
- EPC rating C
- Leasehold
- Council tax band C





This two-bedroom second floor apartment, offered for sale with no chain in the sought-after Royal Court Drive area of Bolton BL1, presents a practical option for those seeking convenient living with good access to local amenities and public transport.

The property is in good condition and features an open-plan layout throughout the two reception rooms and the kitchen, offering a flexible space for both relaxation and entertaining. Large windows in each reception room provide plenty of natural light and pleasant views, while the dining area is ideal for hosting. The kitchen is fitted with wall and base units and benefits from natural light, making it a comfortable space to prepare meals.

Both bedrooms are doubles and include built-in wardrobes in the main bedroom and a standalone wardrobe in the second bedroom, offering ample storage space. The main bedroom includes an en-suite with a shower cubicle, WC, and hand basin, while the second bathroom features a bath with shower over, a WC, and hand basin for added convenience.

This apartment also comes with parking, which is a notable advantage in this area. The EPC rating is C, and the council tax band is C.

Residents enjoy proximity to Bolton's town centre, home to a selection of cafes, shops,

and everyday essentials on the high street. Queens Park, a short walk away, is perfect for outdoor leisure and David Lloyd gym stones throw away. For commuters, Bolton train station provides direct services to Manchester in approximately 20 minutes, making this a convenient location for travel. Bus routes and major roads such as the A676 are also nearby, further enhancing connectivity.

Tenure & Council Tax Band

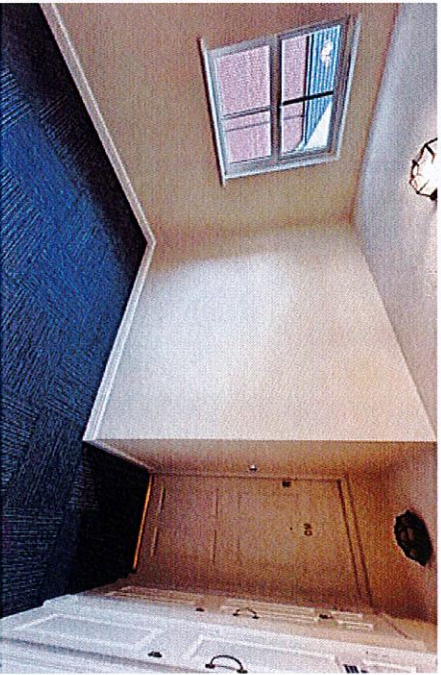
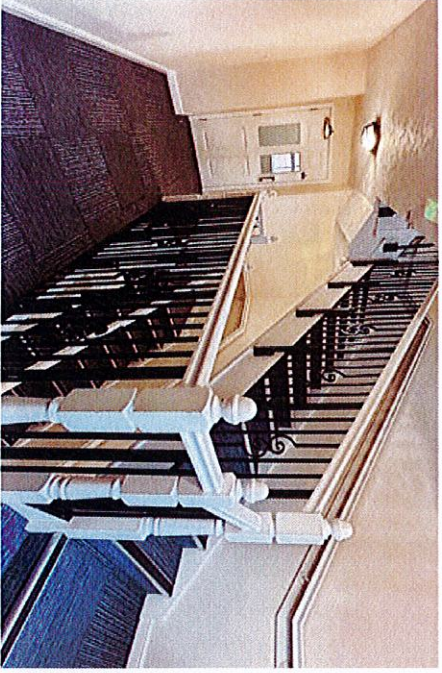
We are advised that the property is Leasehold, the ground rent is £207.68 per annum and service charge £123 per month.

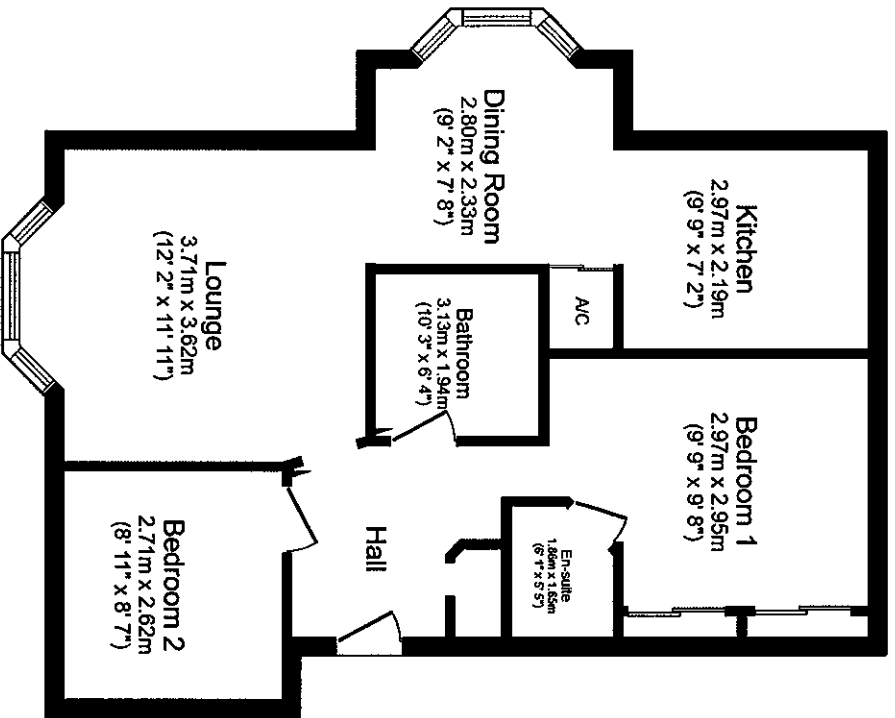
Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.









Second Floor
 Floor area 62.3 sq.m. (671 sq.ft.)

Total floor area: 62.3 sq.m. (671 sq.ft.)

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

