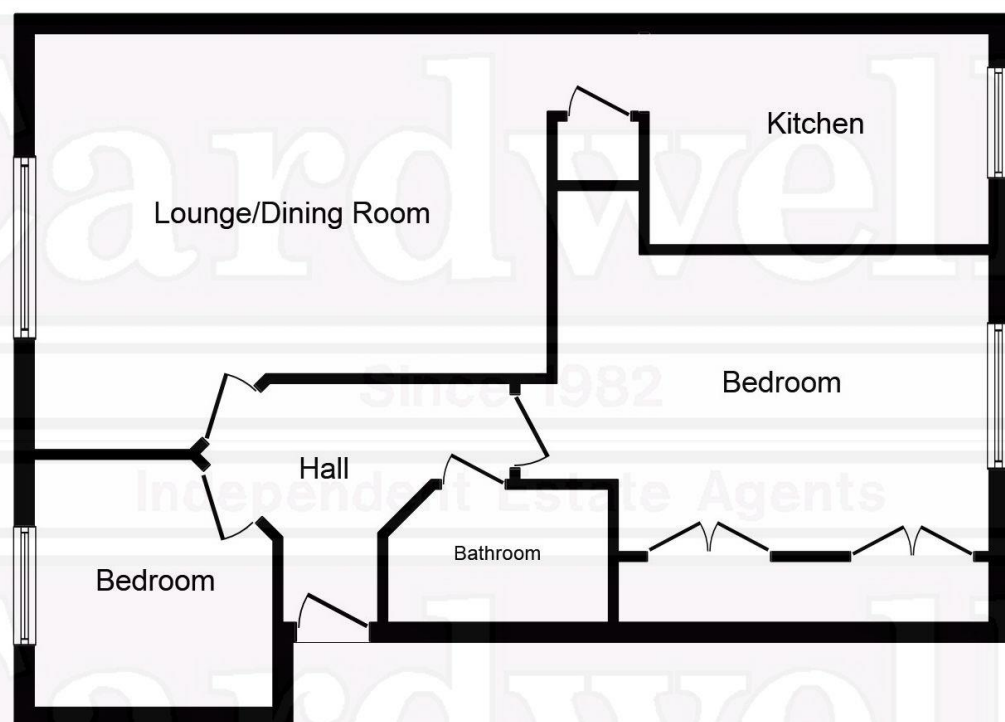




Independent Estate Agents



Floor Plan

Independent Estate Agents Cardwells

Est. 1982

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ROYAL COURT DRIVE, BOLTON, BL1 4AZ



- Very well presented two bed apartment
- Communal entrance/allocated parking
- Hall/bay fronted open plan lounge diner
- Pro fitted kitchen/family bathroom
- Two bedrooms with a fitted master
- Very well maintained communal gardens
- Excellent transport links/town centre
- Warmed by gas CH/PVC double glazed



Offers Over £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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Cardwells Estate Agents Bolton are delighted to offer to the market this very well presented two bedroom apartment on the sought after Royal Court Drive development just outside Bolton town Centre. Perfectly positioned for both rail and bus networks and for the commuter local motorway links are all a short drive away. Briefly comprising: Communal entrance, one flight of stairs to the apartment, timber entrance door, hallway, open plan lounge diner, professionally fitted kitchen, two good bedrooms with a fitted master and a three piece family bathroom suite. We feel the property will be of particular interest to both first time buyers and investors looking to add to a portfolio. To the outside is allocated parking and there are very well maintained communal gardens. Viewings can easily be arranged, seven days a week by ringing Cardwells Estate Agents Bolton on 01204 381281 or via email at bolton@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Communal entrance: 1 flight of stairs to the apartment, timber door giving access to.

Reception hallway: 8' 5" x 9' 4" (2.56m x 2.84m) Wall mounted radiator.

Lounge diner: 19' 11" x 12' 2" (6.07m x 3.71m) uPVC double glazed bay window, wall mounted radiator.

Kitchen: 11' 11" x 7' 8" (3.63m x 2.34m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, base and wall units, oven, four ring gas hob with extractor above, complementary tiled splash backs, worktops, space for white goods, cupboard housing the gas combination boiler.

Bedroom 1: 13' 0" x 9' 8" (3.96m x 2.94m) uPVC double glazed window, wall mounted radiator, double built in wardrobes.

Bedroom 2: 9' 4" x 9' 1" (2.84m x 2.77m) uPVC double glazed window, wall mounted radiator.

Bathroom: 7' 0" x 6' 4" (2.13m x 1.93m) Three piece suite comprising WC, pedestal wash basin, bath with mixer shower and fitted curtain, wall tiling to the majority, wall mounted radiator.

Outside: To the outside is allocated parking and there are very well maintained communal gardens.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold. We are advised the lease is 125 from August 2000. The ground rent is £103 paid twice a year and the service charge is £110 pcm

Council tax: Cardwells Estate Agents Bolton pre market researcher indicates that the council tax is band C with Bolton Council at an approximate cost of around £2,162.00 per annum.

Flood risk information: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton research shows 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 market may be particularly helpful as a starting point before advertising your property sale. Just call us (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 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

