



Independent Estate Agents  
**Cardwells**  
 www.cardwells.co.uk

**ROYAL COURT DRIVE, BOLTON TOWN CENTRE  
 BL1 4AZ**



- Well presented first floor apartment
- 2 bedrooms
- Lounge & fitted kitchen
- 12 month lease term
- Council tax band C
- Close to Bolton town Centre
- Allocated residents parking
- Available February 2026



**Monthly Rental Of £850**

**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  
 T: 01204 381 281  
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Incorporating: Wright Dickson & Catlow, WDC Estates

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 Est. 1982





Offered to the market for a minimum of term of 12 months by Cardwells Letting Agents Bolton is this very well presented two bed first floor apartments on the ever popular Royal Court Drive developments. In close proximity to Bolton town Centre, excellent transport links popular with bars and restaurants are all within walking distance. Briefly comprising: Communal entrance door, stairs leading to the first floor, timber entrance door giving access to the apartment, reception hallway, lounge diner, professionally fitted kitchen, two bedrooms, the master being fitted and a three piece family bathroom suite. To the outside is allocated parking and very well maintained communal areas. Viewings are really available by ringing Cardwells Letting Agents Bolton on 01204 381281 or via email at [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk).

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

**Communal entrance,** Stairs leading to the first floor, timber entrance store into.

**Hallway** 8' 4" x 9' 10" (2.54m x 2.99m) Wall mounted radiator.

**Lounge** 18' 1" x 12' 2" (5.51m x 3.71m) Upvc double glazed bay window, two wall mounted radiators.

**Lounge** 6' 7" x 2' 0" (2m x 0.61m) upvc double glazed bay window, two wall mounted radiators.

**Kitchen** 9' 9" x 7' 7" (2.97m x 2.31m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, base and wall units, oven, four ring hob with extractor above, tiled splash backs, upvc double glazed window, wall mounted radiator.

**Bedroom One** 13' 11" x 10' 0" (4.24m x 3.05m) uPVC double glazed window, two built in wardrobes, wall mounted radiator.

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

**Bathroom** 6' 11" x 5' 5" (2.11m x 1.65m) Three piece suite comprising WC, pedestal wash basin, bath with mixer shower and fitted curtain, wall tiling to the majority, wall mounted heated towel rail.

**Council Tax Band** Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band C and the current cost is approximately £2015.00 per annum payable to Bolton council.

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

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

**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)

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

**Disclaimer** This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure 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 brochure content, 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 and should be used as such by any interested party. Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

**Thinking of Letting?** Thinking of Letting? If you are thinking of Letting a property, perhaps Cardwells Letting Agents Walkden 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 (0161) 7943434, email: [lettings@cardwells.co.uk](mailto:lettings@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.

