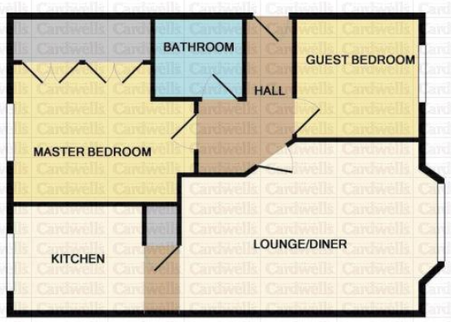




TOTAL APPROX. FLOOR AREA 600 SQ.FT. (55.8 SQ.M.)

Independent Estate Agents Est. 1982 Cardwells

Independent Estate Agents Est. 1982 Cardwells ™

www.cardwells.co.uk

ROYAL COURT DRIVE, BOLTON, BL1 4AZ



- Very well presented 2nd floor apartment
- Sought after development/close to Bolton
- Communal entrance /2 flights of stairs
- Reception hallway/L shaped lounge diner
- Prof fitted kitchen/family bathroom
- Two double bedrooms/fitted master
- Ideal first purchase/Btl investment
- Vacation possession/NO UPWARD CHAIN!!





£115,000

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
T: 01204 381 281
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.

Cardwell Estate Agents Bolton are delighted to offer to the market this very well presented second floor two bed apartment on the ever popular Royal Court Drive development in Bolton. The property sits in a highly sought after residential location and is literally five minutes walk away from Bolton town Centre providing excellent transport links via both bus and rail and his ideal for the commuter with the A666 motorway network a short drive away. We feel that the property will be of particular interest to first time buyers or buy to let landlords looking to add to their portfolio. Briefly comprising: Communal entrance, two flights of stairs to the apartment itself, timber entrance door giving access to the reception hallway, open plan lounge diner, professionally fitted kitchen complete with a Worcester Bosch combination boiler, two bedrooms, the master having two large double wardrobes and a very well appointed three piece bathroom suite. Viewings are welcomed and readily available, seven days a week by ringing Cardwells Estate Bolton on 01204 381281 or via email at bolton@cardwells.co.uk. In the first instance there is a walk through video giving you the opportunity to peruse the property at your leisure prior to booking your appointment.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Communal entrance, two flights of stairs giving access to the apartment.

Timber door into.

Reception hallway: 9' 6" x 8' 3" (2.89m x 2.51m) Wall mounted intercom and heating control, wall mounted radiator.

Open plan lounge diner: 19' 8" x 12' 2" (5.99m x 3.71m) uPVC double glazed bay window, two wall mounted radiators, quality fitted flooring, space for a dining table and chairs.

Kitchen: 11' 11" x 7' 7" (3.63m x 2.31m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, base and wall units, worktops, oven, four ring gas hob with extractor above, space for white goods, built in storage cupboard, wall mounted Worcester Bosch combination boiler, uPVC double glazed window.

Bedroom 1: 13' 3" x 12' 2" (4.04m x 3.71m) Two built in double wardrobes, uPVC double glazed window, wall mounted radiator.

Bedroom 2: 9' 3" x 8' 11" (2.82m x 2.72m) uPVC double glazed window, wall mounted radiator

Family bathroom: 6' 11" x 5' 5" (2.11m x 1.65m) Very well appointed three piece suite comprising Wc, pedestal wash basin, P shaped bath with T bar mixer shower and fitted glass screen, full wall tiling, wall mounted heated towel rail.

Outside: To the outside is allocated resident and visitors parking and they are very well maintained communal areas.

Plot size: Cardwells Estate Agents Bolton pre market research indicates that the plot size is approximately 61 sq m

Tenure: Cardwells Estate Agents Bolton pre market research shows that the property is of a leasehold tenure. We are advised 125 year lease from 1/01/2000. The ground rent is £150 and service charge is £1389

Flood risk information: Cardwells Estate Agents Bolton pre market research indicates that the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton pre market research indicates that the property is not in a conservation area.

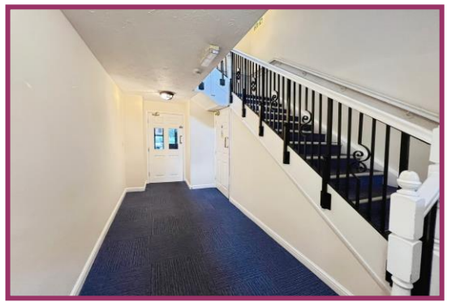
Council tax: Cardwells Estate Agents Bolton pre market research indicates that the property is council tax band C and the current cost is approximately £2,126.00 per annum payable to Bolton council.

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

















Independent Estate Agents Cardwells Est. 1982