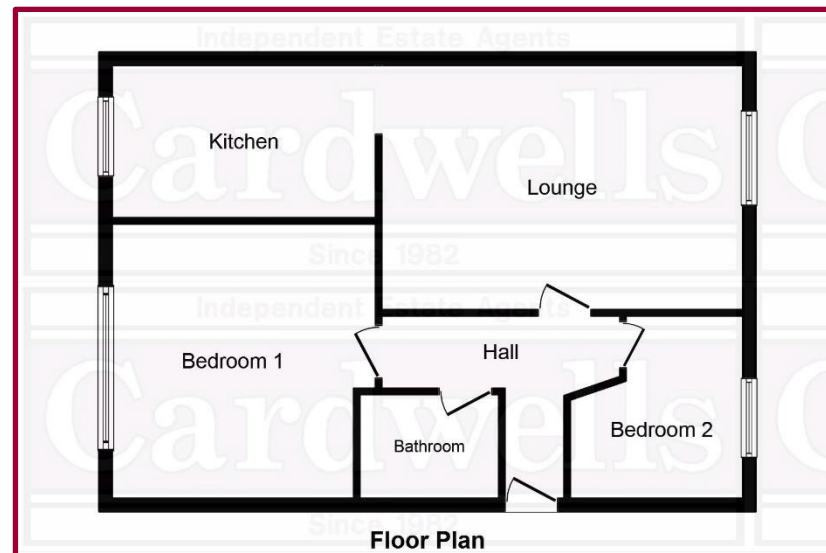


Independent Estate Agents
Cardwells
www.cardwells.co.uk

ROYAL COURT DRIVE, BOLTON, BL1 4AZ



- Top Floor 2 Bed Apartment
- Hall/Lounge/Fitted Kitchen
- 2 Good Beds/Family Bathroom
- Fantastic Location
- Minimum 12 Month Lease
- Allocated Parking
- Council Tax Band C
- Deposit £920



Monthly Rental Of £800

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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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.

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Est. 1982



Cardwells are delighted to offer this top floor two bedroom apartment to let. Situated on the popular Royal Court Drive development adjacent to David Lloyd gym and leisure centre. In close proximity to the town centre and an abundance of amenities. Briefly comprising timber entrance door, hallway, lounge, professionally fitted kitchen, two good bedrooms and a white three piece family bathroom suite. The property is gas centrally heated and fully UPVC double glazed throughout. Viewings are available seven days a week via Cardwell's estate agents Bolton on 01204 381281 or via email at lettings@cardwells.co.uk, however there is a viewing video that can be watched in the first instance.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway 8' 2" x 9' 5" (2.49m x 2.87m) Timber entrance door, laminate flooring, radiator.

Lounge 12' 2" x 18' 0" (3.71m x 5.48m) Laminate flooring, UPVC double glazed window, radiator.

Kitchen 7' 7" x 9' 6" (2.31m x 2.89m) Professionally fitted kitchen comprising, stainless steel sink with mixer tap over, base & walls units, worktops, oven, hob & extractor hood, freestanding fridge freezer & washer dryer, laminate flooring, UPVC double glazed window, radiator.

Bedroom One 13' 11" x 9' 10" (4.24m x 2.99m) Built in wardrobe, laminate flooring, UPVC double window, radiator.

Bedroom Two 9' 1" x 8' 7" (2.77m x 2.61m) Laminate flooring, UPVC double glazed window, radiator.

Bathroom 5' 5" x 6' 11" (1.65m x 2.11m) 3 piece suite comprising; w/c, wash basin, bath with mixer shower, wall & floor tiling, radiator.

Outside There are well maintained communal gardens, allocated & visitors parking.

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 Option A deposit of 5 weeks rent is payable should you choose the Deposit Protection Scheme, more information can be found at www.depositprotection.com

No Deposit Option Find out how to rent this property deposit free with Reposit - <https://reposit.co.uk/> Tenants pay a one week non refundable service charge direct to Reposit. Tenants will remain liable to pay any damages, cleaning, and any arrears at the end of the tenancy.

Viewings Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Letting Agents Bolton on 01204381281, emailing; lettings@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

Council Tax Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band C and the current cost is approximately £1,903.18 payable to Bolton council.

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

