



*Royal Court Drive*  
Bolton

**Miller Metcalfe**  
*Every step of the way*

# Royal Court Drive

Bolton

Upper Floor



2



1

EPC Rating - To be confirmed

Offered with no onward chain, this second floor two-bedroom apartment is being welcomed to the market.

A fantastic buy for first timers or an investment opportunity, achieving around £725 pcm.

The property briefly comprises; entrance hall, lounge/ dining area, kitchen with a superb range of contemporary units with a brand new an unused gas hob and extractor, space for fridge/freezer and washing machine. A brand-new Worcester-Bosch combi boiler with approximately nine and a half years of the manufacturers guarantee left to run.

The master bedroom with two built-in double wardrobes, 2nd double bedroom and a three-piece bathroom comprising a modern suite in white with double walk-in shower.

Outside there are communal garden areas and residence car parking with one parking space, with further visitors parking.

The location is within walking distance to all of the town centre amenities and is well placed for major transport links, making it ideal for those looking to commute into Manchester. David Lloyd leisure club is located next to the development.

## TENURE

Leasehold

Lease Term: 125 years from 1 January 2000

Lease Term Remaining: 101 years

Lease End Date: 01/01/2125

## MOBILE COVERAGE

EE - medium

Vodafone - high

Three - medium

O2 - high

## SERVICE CHARGES

Currently £106 per month that covers buildings insurance, window cleaning, communal area cleaning, lighting, groundskeeping and all regulatory checks.

## LOCAL AUTHORITY/COUNCIL TAX

Bolton

Band: C

Annual Price: £1,742 approx

## SATELLITE / FIBRE TV AVAILABILITY

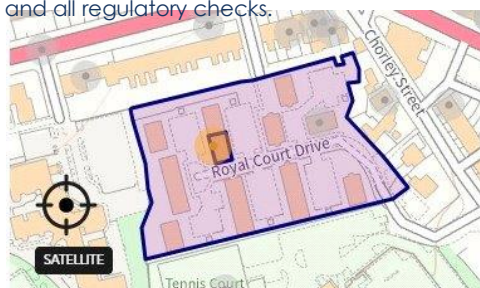
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Sky

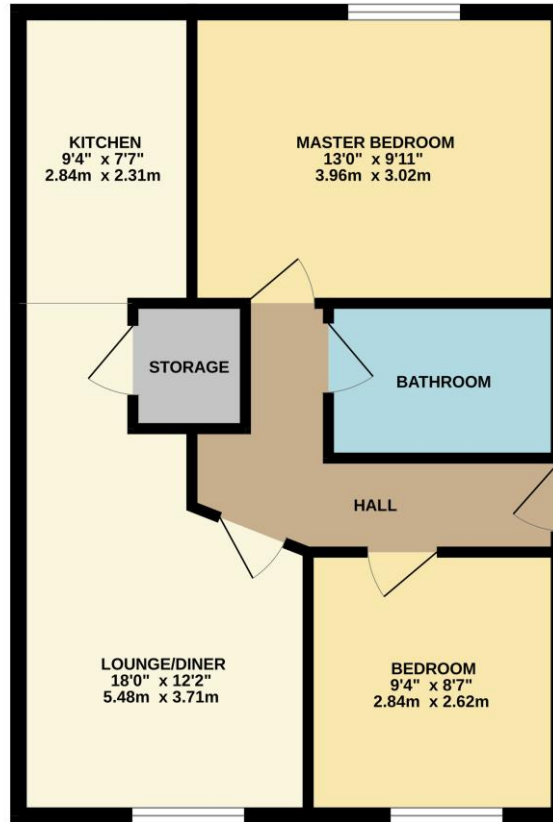
## BROADBAND

Basic: 16 Mbps

Superfast: 119 Mbps



GROUND FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA: 550 sq.ft. (51.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

A fabulous estate agency. Very knowledgeable about the local area and got me a buyer in record time!

*Can't thank you all enough.*

Sally - Google ★★★★★

*Helped to sell our house within two weeks!*

Brilliant quality, great communication and very helpful!

Amy - Google ★★★★★

*Would highly recommend Miller Metcalfe.*

Exceptionally helpful staff, they couldn't have been more helpful and accommodating.

Lucy - Google ★★★★★



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