

29 Royal Court Drive, Bolton, Lancashire, BL1 4AZ



£92,000

A ground floor apartment with 2 beds offered in good order throughout with no onward chain. Hall, versatile lounge diner, modern bathroom with under floor heating, 2 double bedrooms, allocated parking, gas central heating, double glazed windows, fitted kitchen, close to amenities.

- 2 Bedrooms
- Allocated Parking
- Close To Bolton Town Centre
- No Chain
- Private Development
- Modern Bathroom With Underfloor Heating



A ground floor apartment situated on Royal Court Drive a gated development set within walking distance to David Lloyd health & rackets, Bolton town centre thriving with bars, restaurants, shopping arcades, theatre, museum & cinema. The property is in good decorative order throughout positioned with a lovely green lawned outlook adjacent to the outdoor tennis courts to David Lloyds and comprising hall, open plan lounge diner with double glazed bay window, fitted kitchen, two double bedrooms, and modern three piece bathroom suite with under floor heating. The property is offered with no onward chain and has allocated parking and communal gardens. Motorway access is to hand along with local train station and bus routes. Early viewing is highly recommended to fully appreciate.

Hallway

Entrance hallway with doors leading to further accommodation, laminate flooring, power points, wall mounted intercom.

Lounge/Diner 12'1" x 17'9" (3.69m x 5.40m)

Open plan lounge diner with double glazed bay style window to front elevation, wall mounted radiator, power points, ample space for dining, laminate flooring, archway to kitchen.

Kitchen 7'6" x 12'3" (2.29m x 3.74m)

Access from the lounge diner to kitchen with a range of wall and base units with contrasting work surfaces, splash back tiles to compliment, power points, inset single drainer sink, integrated oven /grill (fitted within last 2 years) with four hob gas burner over & extractor. plumbed for washing facilities, space for fridge. laminate flooring, double glazed window to rear.

Bedroom 1 11'7" x 12'3" (3.53m x 3.74m)

Good sized double room with fitted wardrobes providing storage and hanging space, double glazed window, recess, power points, wall mounted radiator.

Bedroom 2 8'9" x 8'6" (2.66m x 2.60m)

Positioned towards the front aspect with double glazed window, power points, wall mounted radiator.

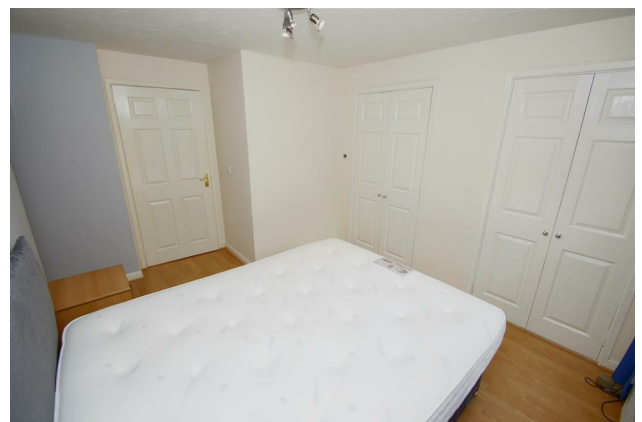
Bathroom

Modern suite with tiled panelled bath & shower over and screen, low level W.C., vanity wash basin, under floor heating, wall mounted heated towel rail, tiled floor and tiled elevations.

Outside

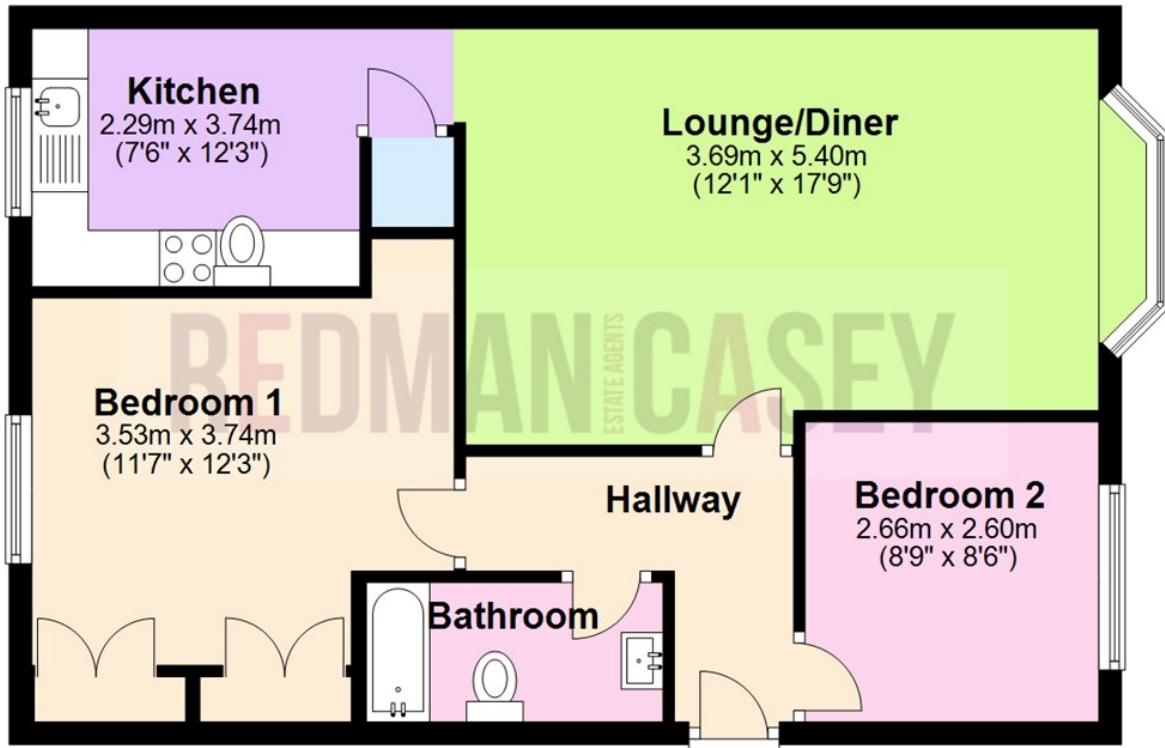
The development is accessed via a gate/barrier and has one allocated parking space and there are communal garden areas maintained by the property management company. Please note the image of the garden is communal and does not belong to the property.





Ground Floor

Approx. 58.2 sq. metres (626.2 sq. feet)



Total area: approx. 58.2 sq. metres (626.2 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.

Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	78
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	77	81
England & Wales	EU Directive 2002/91/EC	

