



**Rydal Court, Kingsbury Avenue, Bolton, BL1 5NJ**

**Offers in the Region Of £92,000**

OVER 60'S ONLY! FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! A well presented spacious 1 bedroom upper floor apartment located at Rydal Court, off Kingsbury Avenue in the Heaton area of Bolton in Greater Manchester. Briefly comprises of the following, a secure communal key fob entrance door, reception and entrance lobby, communal area with seating provided, a lift to the upper floor, entrance hallway into the apartment with fully fitted storage, a spacious lounge including a brand new carpet, a fully fitted kitchen with an integrated electric hob and oven, a spacious bedroom with fully fitted wardrobes and a modern Family bathroom including a vanity basin, toilet and a shower cabinet. EPC is Band C, leasehold property with 88 years left on the lease, ground rent is 125 pounds per annum, resident service charges are Overview of Rydal Court, information and facilities. 34 flats. Built in 1988. Sizes 1 bedroom, 2 bedroom. Resident management staff (part time) and Careline alarm service Lift, Lounge, Laundry, Guest facilities, Garden Access to site easy, but less so for less mobile people. Distances: bus stop 50 yards; shop 400 yards; post office 0.5 mile(s); town centre 2 mile(s); GP



## ACCOMMODATION

### **Lounge** 20' 4" x 10' 9" (6.2m x 3.27m)

A spacious lounge with recently fitted brand new carpet and curtains in grey. Fitted with a double glazed window to the front aspect. Warmed by an electric wall heater.

### **Kitchen** 6' 0" x 7' 0" (1.83m x 2.13m)

A fully fitted kitchen including an integrated electric hob and an oven. Space for a tall fridge freezer. Plumbed in for a washing machine.

### **Bedroom** 14' 7" x 8' 9" (4.45m x 2.66m)

A spacious bedroom including fully fitted wardrobes. A double glazed window is fitted to the front aspect. Warmed by an electric wall heater.

### **Family Bathroom** 6' 4" x 7' 3" (1.92m x 2.22m)

A family bathroom including a vanity basin, toilet and a shower cabinet.

### **Entrance Hallway** 10' 3" x 7' 3" (3.12m x 2.22m)

The entrance hallway into the flat. Comes with fully fitted storage.



# Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

