



Ruskin Court, Farnworth, Bolton, BL4 9EQ

Offers in the Region Of £109,950

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! An extremely well presented 2 bedroom upper floor apartment located at Ruskin Court in the Farnworth area of Bolton in Greater Manchester. With allocated car parking and easy access to the M60 motorway junction, briefly comprises of the following, an entrance hallway, a spacious lounge with an open plan dining area, a modern fully fitted kitchen with an integrated gas hob, electric oven and a chrome extractor hood, a double sized Master bedroom and one single bedroom, plus a modern Family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with a shower over the bath and a glass shower screen. Comes with double glazed windows throughout. Warmed by gas central heating via a combi boiler. Leasehold property with 233 years left on the lease. Ground rent is 125.00 GBP per annum. It is on a sliding scale the lease, increasing every 25 years starting in 2007. Therefore the next increase will be in 2032 where it increases to 225.00 GBP per annum for the next 25 years at that point. Full details of the increasing scale are available on request. The EPC is band B. Service charge is 1144.82 per annum.



ACCOMMODATION

Entrance Hallway. 8' 2" x 7' 10" (2.5m x 2.4m)

The entrance hallway. Decorated in neutral colours with an oak wooden floor. Warmed by a gas central heated radiator.

Lounge 15' 9" x 13' 4" (4.8m x 4.07m)

An open plan lounge with plenty of space for modern furniture to fit easily. Decorated in neutral colours with an oak wooden floor. Fitted with a double glazed window to the front aspect. Warmed by a gas central heated radiator.

Kitchen 9' 5" x 6' 8" (2.88m x 2.02m)

A modern fully fitted kitchen with an integrated gas hob, electric oven and a chrome extractor hood. Plumbed in for a washing machine, with space for a tall fridge freezer. A double glazed window is fitted to the side aspect.

Family Bathroom 5' 7" x 6' 8" (1.7m x 2.02m)

A modern family bathroom with a 3 piece suite in white including a basin, toilet and a bath tub with a shower over the bath and a glass shower screen. Part tiled walls. Warmed by a gas central heated radiator.

Master bedroom 11' 6" x 10' 7" (3.5m x 3.22m)

A double sized bedroom to the front of the property. Decorated in neutral colours with a grey coloured carpet. Comes with built in wardrobes. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 10' 0" x 7' 7" (3.06m x 2.32m)

A second double sized bedroom to the rear of the property. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Allocated Car Parking (rear)

An allocated car parking spot for one car. Visitor car parking also provided.



Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	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.

