



Rydal Court
Kingsbury Avenue

Miller Metcalfe
Every step of the way

Rydal Court

Kingsbury Avenue

First Floor



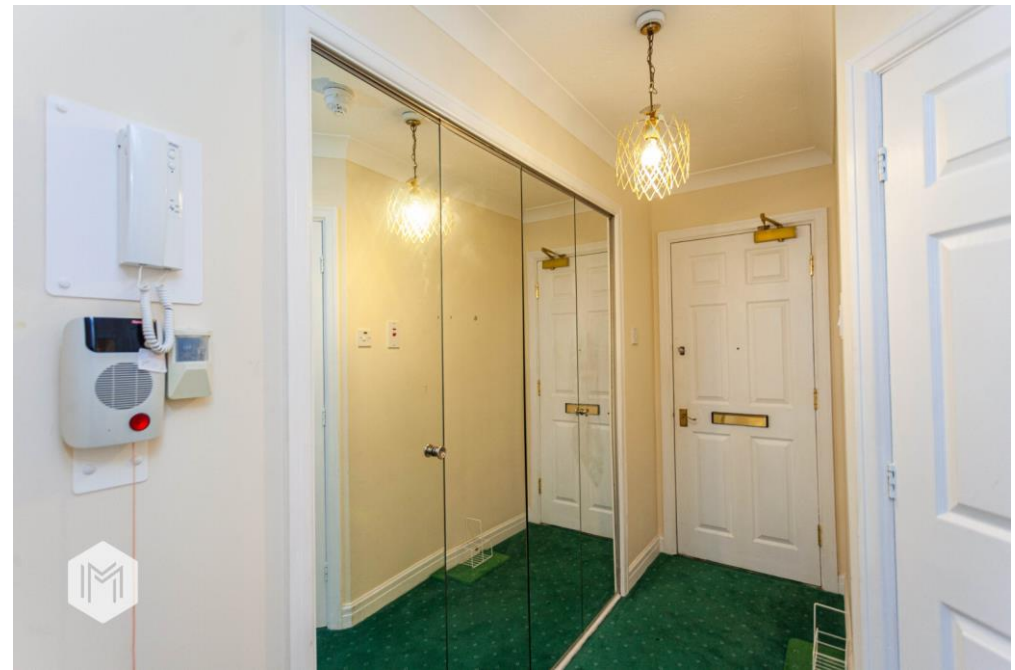
EPC Rating - C

****FIRST FLOOR APARTMENT**OVER 60'S ONLY **NO CHAIN**SOUGHT AFTER LOCATION**

WOW this first floor deceptively spacious one bedroomed apartment on Rydal court is being welcomed to the market with no Chain. This over 60's complex is perfect for those buyers looking for a safe, secure, and sociable environment. All residents have a pull cord installed, which if pulled will go through to the on-call team who are available 24/7. There are laundry facilities, social reception spaces, guest room which can be used by visitors and a lift.

This well presented and sizeable residence is perfect for those considering downsizing. Fantastic location close to well-regarded restaurants, amenities, good transport, and local shops. This first-floor apartment is in lovely condition throughout and briefly comprises; entrance hall, shower room, one double bedroom, lounge/diner and a fitted kitchen.

A designated parking space can be arranged. Internal inspection is highly recommended to fully appreciate.



O2 - Medium

TENURE

Leasehold - £125.00 per annum Ground Rent

Lease Start Date

06 Sep 1989

Lease End Date

01 Jan 2114

Lease Term

125 years from 1 January 1989

Lease Term Remaining

90 years

BROADBAND

Basic - 18 Mbps

Superfast - 80 Mbps

Ultrafast - 330 Mbps

SATELLITE / FIBRE TV AVAILABILITY

BT - Yes

Sky - Yes

Virgin - No

SERVICE CHARGE

£200.00 PCM

COUNCIL TAX

Band: B

Annual Price: £1,524

MOBILE COVERAGE

EE - Medium

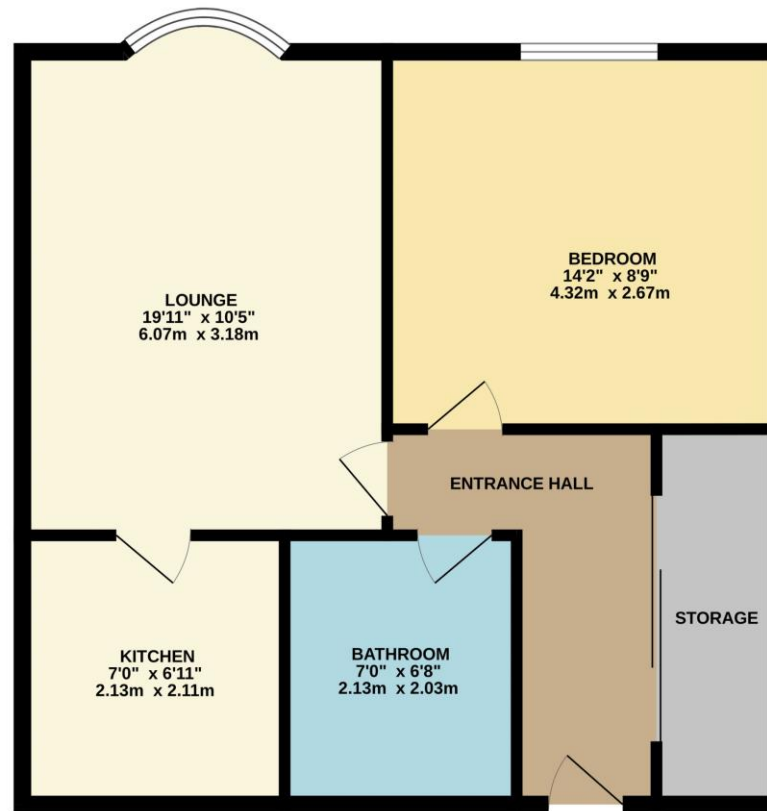
Vodafone - Medium

Three - N/A





GROUND FLOOR
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 646 sq.ft. (60.0 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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