







This spacious two double bedroomed ground floor apartment is conveniently situated close to the Downage and bus routes to Hendon tube and rail stations. Features include a large lounge, fitted kitchen, en suite too bedroom one, family bathroom, well tended communal gardens plus secure parking and no onward chain.

- Gas central heating
- Double glazing
- Lounge 14'11<22'2 x 13'1>4'10
- Fitted kitchen 9'9 x 9'2
- Bedroom one 10'6 x 9'11<11'11 with en suite
- Bedroom two 9'9 x 9'
- Family bathroom
- Well tended communal gardens
- Ample secure parking
- No onward chain







FNTRANCE

Door leads to:

ENTRANCE HALL

Smooth plastered ceiling, large built-in storage cupboard, built-in airing cupboard, radiator, power points, fitted carpet.

LOUNGE

14'11<22'2 x 13'1 max (4.55m<6.76m x 3.99m max)

Double glazed window and door with opaque double glazed inserts to front, smooth plastered ceiling, radiator, power points, fitted carpet.

FITTED KITCHEN

9'9 x 9'2 (2.97m x 2.79m)

Double glazed window to side, smooth plastered ceiling with inset spotlights, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob, canopy with extractor, fridge/freezer and washing machine, partly tiled walls, radiator, tiled floor.

BEDROOM ONE

10'6 x 9'11<11'11 (3.20m x 3.02m<3.63m)

Double glazed window to rear overlooking communal gardens, smooth plastered ceiling, two built-in wardrobes, radiator, power points, fitted carpet.

EN SUITE

Smooth plastered ceiling with inset spotlights, extractor fan, suite comprising shower cubicle, pedestal wash hand basin and low flush wc, tiling to shower cubicle, remainder partly tiled, shaver point, radiator, laminate floor.

BEDROOM TWO

9'9 x 9' (2.97m x 2.74m)

Double glazed window to rear overlooking communal gardens, smooth plastered ceiling, radiator, power points, fitted carpet.



BATHROOM

Opaque double glazed window to side, smooth plastered ceiling with inset spotlights, extractor fan, suite comprising bath with mixer tap and shower attachment, pedestal wash hand basin and low flush wc, full tiling to bath area, remainder partly tiled, radiator, shaver point, laminate floor.

EXTERIOR

Well tended communal gardens plus ample secure parking.

LEASE DETAILS AND SERVICE CHARGES

Approximately 87 years remaining on lease Ground rent approximately £400 per annum Service charges approximately £1,300 per annum

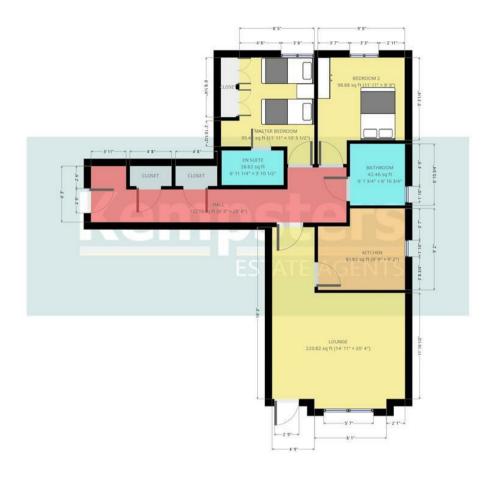












Kempsters Estate Agents take no responsibility for any error, ornission, misstatement or use of data shown. This plan is for illustrative purposes only and whists every attempt has been made to ensure the accuracy of the Boroplan shown, all measurements, positioning, lictures, fittings and any other data shown are an approximate interpretation.

Disclaimer: This brochure is for illustrative purposes only and, whilst every attempt has been made to ensure accuracy. Kempsters Estate Agents Ltd take no responsibility for any error, omission, mis-statement or use of any of the information shown. No appliances or main services have been checked.

