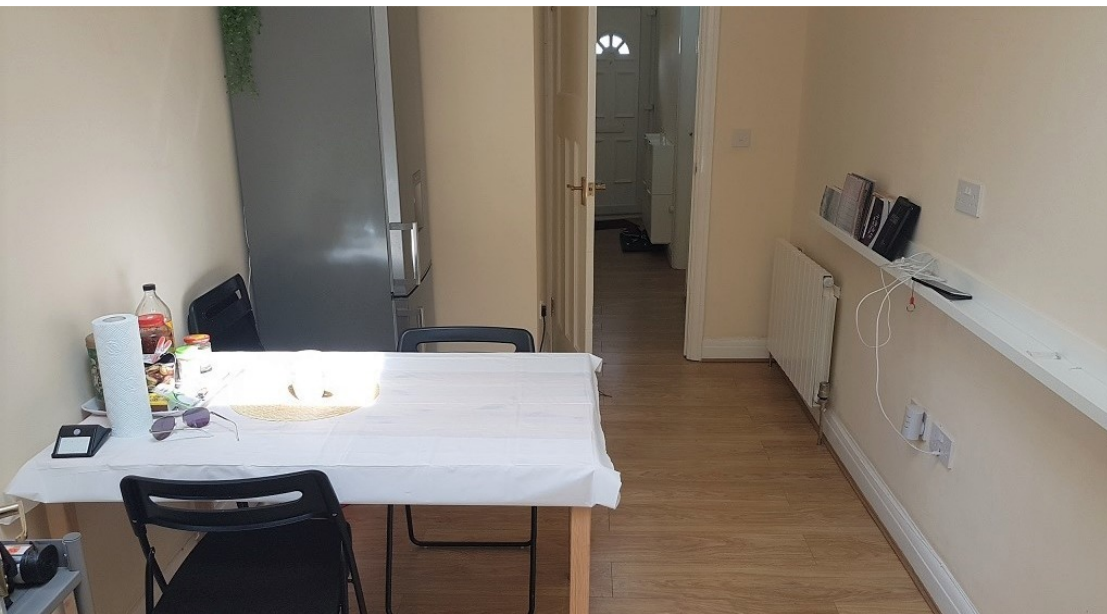




 **2**  
Bedrooms

 **1**  
Bathroom





We are delighted to offer for sale this ground floor two bedroom maisonette located in a fantastic location close to all local amenities. The property has been newly refurbished throughout and benefits from a large lounge, two bedrooms, a fully fitted kitchen with dining area, a fully tiled shower room, a rear garden (currently paved), gas central heating and double glazing. Residents benefit from parking and well maintained communal gardens. Offered chain free.

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**PROPERTY SUMMARY**

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**ENTRANCE HALL** 14\ ' 9\ " x 2\ ' 11\ " (4.5m x 0.9m)

Wood laminate flooring, doors to all rooms

**RECEPTION ROOM** 13\ ' 5\ " x 12\ ' 1\ " (4.1m x 3.7m)

Wood laminate flooring, bay window to front

**BEDROOM 1** 13\ ' 1\ " x 12\ ' 1\ " (4.0m x 3.7m)

Wood Laminate flooring, window

**BEDROOM 2** 9\ ' 10\ " x 8\ ' 2\ " (3.0m x 2.5m)

Wood laminate flooring, doors to rear garden

**KITCHEN/DINING AREA** 18\ ' 4\ " x 8\ ' 2\ " (5.6m x 2.5m)

Range of base and wall units, integrated gas hob, electric oven, plumbing for washing machine, laminate work tops, window to rear

**SHOWER ROOM** 8\ ' 2\ " x 3\ ' 7\ " (2.5m x 1.1m)

Integrated shower cubicle, fully tiled walls and flooring, hand basin, low flush WC.

**REAR GARDEN** 19\ ' 8\ " x 15\ ' 8\ " (6.0m x 4.8m)

Fully paved, storage shed

**EXTERIOR**

Well maintained communal gardens

**PARKING**

Residents parking

**LEASEHOLD**

99 years from 2017 (97 Years unexpired term) - Documents not seen

**SERVICE CHARGE**

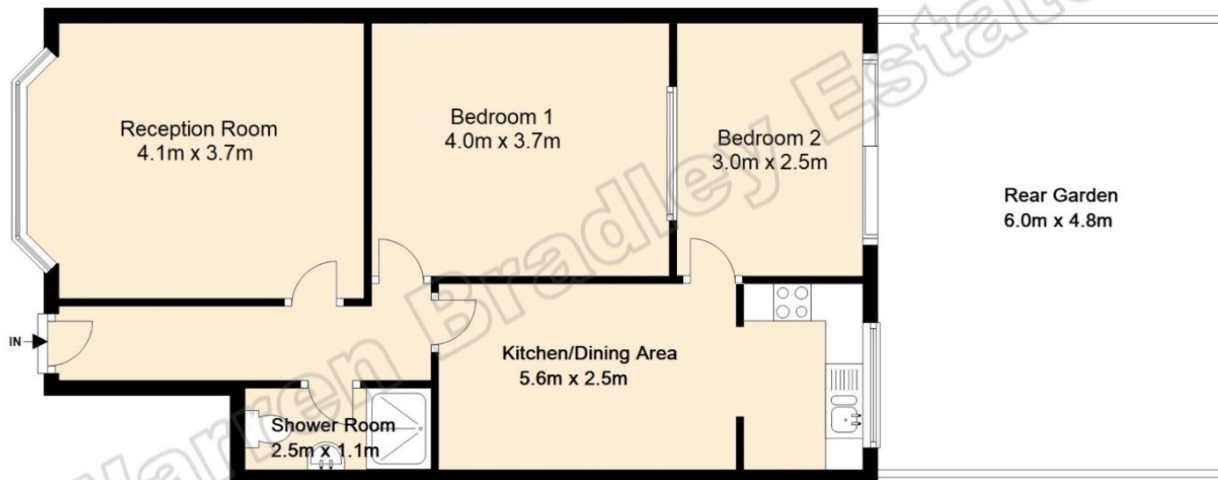
£580.00 P/A - Documents not seen

**GROUND RENT**

£150.00 P/A - Documents not seen

## St Alphage Court, NW9

Total Area: Approx 62.2 Sq Metres (669.5 Sq Feet)



Please note: The floorplan is provided as a guide to size and layout, all measurements should be independently verified.

