



 **2**
Bedrooms

 **1**
Bathroom



We are pleased to offer for sale as vendors sole agents this bright, spacious and well presented two bedroom apartment located in Fryent Close located close to all the local amenities of Kingsbury. The property benefits from a large reception room with modern open plan kitchen, two bedrooms, fully tiled bathroom, modern carpets throughout and residents parking,

With a long remaining lease and low out goings this property is ideal for first time buyers or rental investors. It is estimated that the rental income would be in the region of £15,600.00 Per Year,

Entrance Hall *2.10m x 2.00m (6.89ft x 6.56ft)*

Carpeted, security intercom system, storage cupboard

Reception Room *4.70m x 3.80m (15.42ft x 12.47ft)*

Carpeted, window to front

Kitchen *3.70m x 2.20m (12.14ft x 7.22ft)*

Range of base and wall units, breakfast bar area, single sink and drainer, gas hob, plumbing for washing machine

Bedroom 1

Carpeted, window to front, storage cupboard with access to hot water cylinder

Bedroom 2 *3.00m x 2.20m (9.84ft x 7.22ft)*

Carpeted, window to front, storage cupboard

Bathroom *2.10m x 2.00m (6.89ft x 6.56ft)*

Tiled floor. tiled walls, low flush wc, hand basin, panel bath with shower attachment, heated towel rail

Parking

Private controlled residents parking

Leasehold

In the region of 950 years remaining - As advised by the vendor

Service Charge

£2100.00 Per Year - As Advised by the vendor

Ground Rent

Peppercorn ground rent



Total area: approx. 59.1 sq. metres (636.2 sq. feet)

