🛏 **1** Bedroom

🛁 **1** Bathroom

Warren Bradley Estates are pleased to offer for sale this extremely spacious and well presented one bedroom apartment. The property benefits from a spacious reception room with access to a large balcony. A modern fully fitted kitchen with separate utility area, a fully tiled bathroom, a double bedroom with fitted wardrobes, ample storage space throughout including access to a loft and garage, wood laminate flooring, gas central heating and double glazing. The property is located on the corner of Wakemans Hill Avenue and has windows to 3 sides which creates a bright and airy atmosphere. There is also the added benefit of a new boiler and radiators (3 months old) which means the property is ready for somebody to move straight in to. Ideally located close to all the local amenities that Kingsbury and Colindale has to offer.

Offered chain free the property is an ideal property for first time buyers.

Entrance Hall
Main entrance, access to all rooms, access to loft space, wood laminate flooring, built in storage cupboard

Reception Room *4.50m x 3.40m (14.76ft x 11.15ft)*
Wood laminate flooring, sliding door to balcony

Balcony *6.70m x 1.10m (21.98ft x 3.61ft)*

Kitchen *3.40m x 2.10m (11.15ft x 6.89ft)*
Range of base and wall units, single sink and drainer, integrated electric oven and ceramic hob, access to 2 storage areas. Wood laminate flooring.

Bedroom *3.70m x 3.40m (12.14ft x 11.15ft)*
Wood laminate flooring, built in wardrobes

Bathroom *1.90m x 1.40m (6.23ft x 4.59ft)*
Tiled walls, paneled bath, shower attachment, single hand basin, fitted storage unit.

Parking
Residents Parking (First come first served)

Garage
Garage En Bloc, with up and over door

Leasehold
88 Years Unexpired Term - As advised by Vendor (125 from 1984)
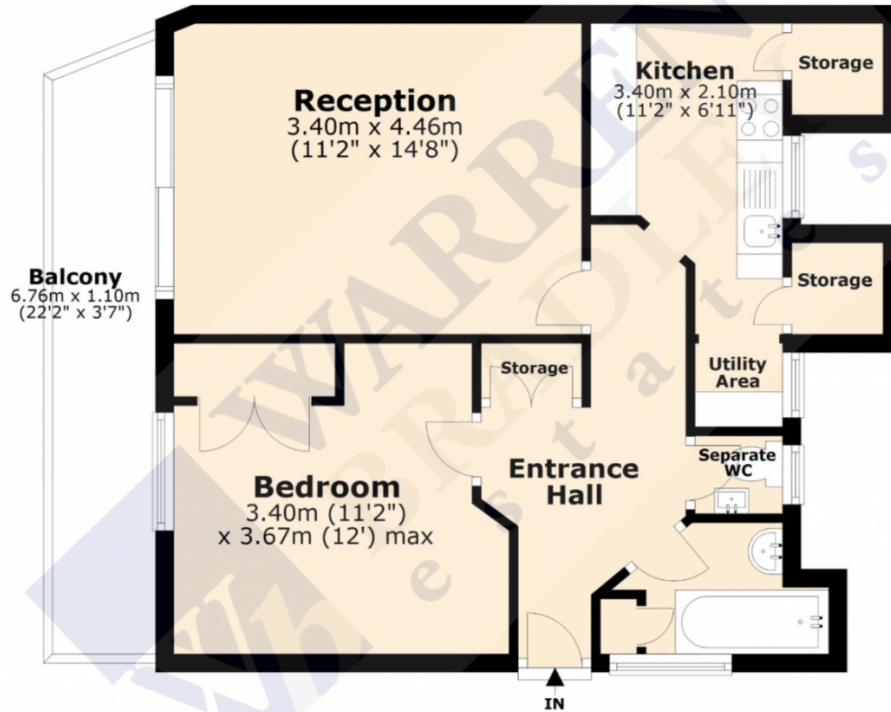
Service Charge

£300 Per Annum - As advised by Vendor

Ground Rent
£12.00 Per Annum - As advised by Vendor

Rochester Court
Approx. 56.1 sq. metres (604.1 sq. feet)

Reception
3.40m x 4.46m
(11'2" x 14'8")

Kitchen
3.40m x 2.10m
(11'2" x 6'11")

Storage

Storage

Balcony
6.76m x 1.10m
(22'2" x 3'7")

Storage

Utility Area

Bedroom
3.40m (11'2")
x 3.67m (12') max

Entrance Hall

Separate WC

IN

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only.

All efforts have been made to ensure its accuracy at time of print.

Score	Energy rating		Current	Potential
92+	A			
81-91	B			
69-80	C			
55-68	D		56 | D	62 | D
39-54	E			
21-38	F			
1-20	G			