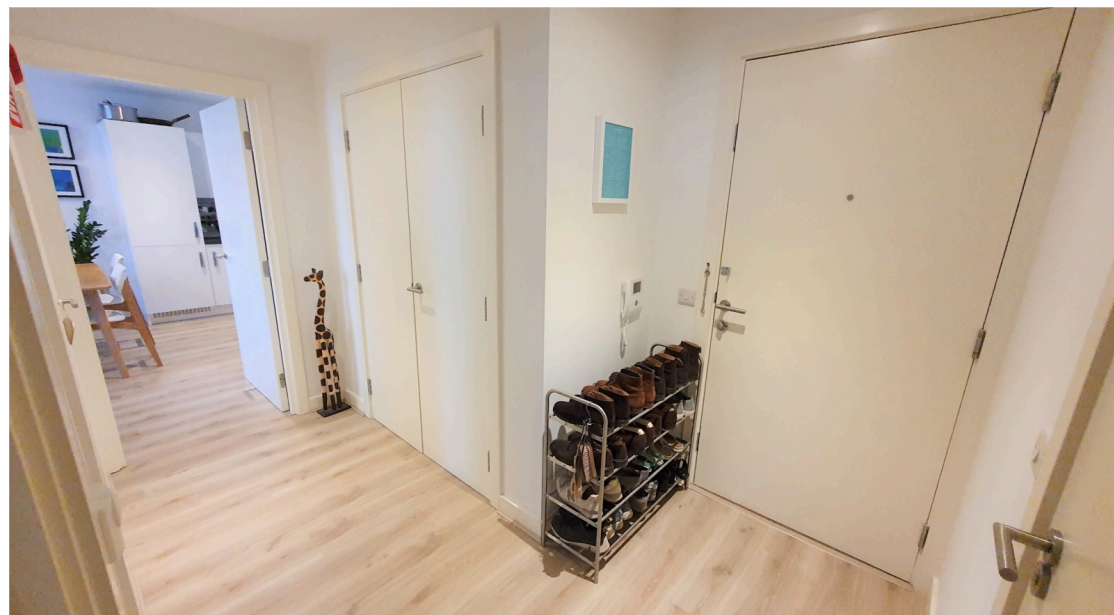




 **2**
Bedrooms

 **1**
Bathroom



***** SHARED OWNERSHIP SCHEME (35% Share) *****

Works nearing an end and will be completed in early summer 2021. All Scaffolding to be removed soon

We are delighted to offer for sale as the Vendors SOLE AGENT this extremely well presented two bedroom apartment located in Bree Court which is part of the very popular bespoke TNQ Development.

Available on a shared ownership scheme (35% Share) this particular property benefits from a large lounge with South-West facing balcony, a fully fitted kitchen with integrated appliances and dining area. The property looks onto secluded landscaped gardens, for sole use by residents. It has wood flooring throughout except in the bedrooms which have carpets. The main bedroom is bright and spacious, and has fitted wardrobes, the second bedroom is also a very good size. The modern bathroom is fully tiled and also has an integrated power shower. The property offers excellent storage throughout with a large storage cupboard in the hall which houses the washing machine and an additional storage cupboard also in the hallway.

This property is located on the 2nd floor and has a lift. It also comes with an allocated parking space within the buildings secure car park which is accessed via electronic security gates.

Located close to all local amenities including supermarkets (Aldi, Marks and Spencer Food Hall, Asda and Morrisons), fantastic restaurants within the Bang Bang Oriental Food Complex, transport links such as Colindale Station and Kingsbury Station, also bus and road links of the Edgware Road (A5).

Situated close by are also the numerous green spaces that the area has to offer such as Roe Green Park, Montrose Park (where you can also apply for an allotment space, like the current owners have) and Fryent Country Park.

Offered Chain Free !!!

***** SHARED OWNERSHIP - TERMS AND CONDITIONS APPLY *****

Hall 3.10m x 2.00m (10.17ft x 6.56ft)

Wood flooring, doors to all rooms, storage cupboard housing washing machine, storage cupboard

Reception 4.70m x 4.10m (15.42ft x 13.45ft)

Wood flooring, door to balcony

Balcony 2.90m x 1.10m (9.51ft x 3.61ft)

Private enclosed balcony, south west facing

Kitchen 4.10m x 2.00m (13.45ft x 6.56ft)

Range of base and wall units, integrated electric oven, ceramic hob, fridge/freezer and dishwasher. Single sink and drainer, work top and tiled splashback

Bedroom 1 4.70m x 2.70m (15.42ft x 8.86ft)

Carpeted, window to rear, fitted wardrobes

Bedroom 2

Carpeted, window to rear,

Bathroom

Tiled walls and floor, low flush WC, hand basin, panel bath with integrated electric shower

Parking

Allocated parking space within the secure electronically gated car park

Service Charge

£2500.00 Per Annum (As advised by the Vendor)

Ground Rent

£300 Per Annum (As advised by the Vendor)

Leasehold

119 Years unexpired term (As advised by the Vendor)

Total Size

62.0 Sq Metres (667.3 Sq Feet)

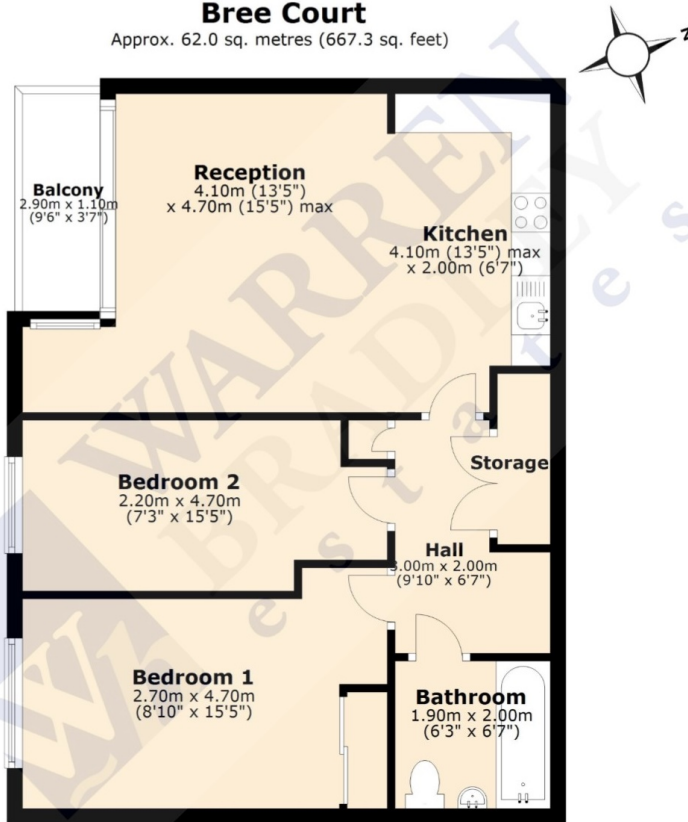
Shared Ownership - Eligibility

You can buy a home through shared ownership if: * You have a gross household income of no more than £90,000 per annum. * You are a first-time buyer (or you used to own a home, but can't afford to buy one now). Purchasers are advised to seek advice from a mortgage advisor.

Rent

The rent on the remaining share is £589.87 per month.

Bree Court
Approx. 62.0 sq. metres (667.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

