

KATRINE COURT, SHOBROKE CLOSE, NW2 6YU



EPC Rating: C

A one bedroom second (top) floor flat situated in a modern residential development of similar flats and located just off Gladstone Park Gardens and offered in a ready to move in condition and vacant possession.

- Gas central heating
- Double glazed windows
- “Ready to move in” condition
- Communal gardens
- Good size bedroom
- Gross internal floor area of 487 sq ft (45 sq m) approximately
- Chain free sale
- Vacant possession
- This property is located within a few hundred yards of local bus services and shops at the Edgware Road (A5)
- Local schools are within a few hundred yards at Dollis Hill Avenue and Dollis Hill Lane
- Allocated parking space.

PRICE:£320,000.....LEASEHOLD

KATRINE COURT, SHOBROKE CLOSE, NW2 6YX (CONTINUED)

The accommodation is arranged as follows:

Second Floor:

Entrance Hall: Entry phone. Wood flooring. Three large built-in storage cupboards. Access to loft (not inspected).

Lounge: 18'0" x 10'1" (5.50m x 3.10m). Double glazed bay window. Wood laminate flooring.

Kitchen: 8' x 7'4" (2.40m x 2.20m). Double glazed side aspect window. Fitted with a range of eye level wall mounted cabinets and matching base cabinets. Built-in gas hob with oven below and extractor hood above hob. Plumbed for washing machine. Single drainer stainless steel sink unit. Wall mounted 'combi' boiler. Part tiled walls and tiled flooring.

Bedroom: 13'9" x 9'9" (4.20m x 3.0m). Double glazed window. Fitted wardrobe. Wood laminate flooring.

Bathroom/WC: 6'7" x 6'0" (2.0m x 1.8m). Panelled bath with mixer tap and shower attachment. Low level WC. Pedestal wash hand basin. Fully tiled walls and tiled flooring.

Lease: 189 years from 1 January 1995, thus having approximately 161 years remaining.

Service Charge: £144 per month approximately.

PRICE: £320,000 LEASEHOLD

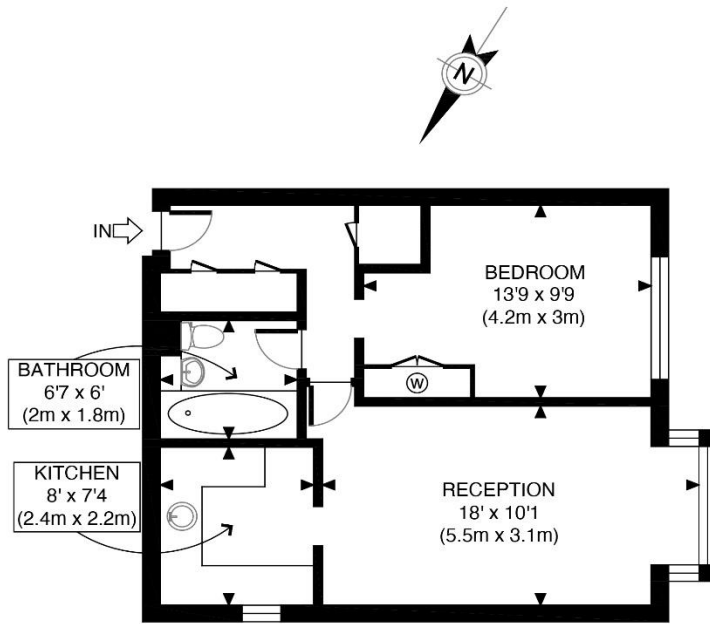
VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot be guaranteed. We have not checked the operational condition of the services connected/wiring/appliances at the property and as such offer no warranties thereto. All distances mentioned to and from local amenities are approximate and based on particular routes.


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SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 487 SQ FT

<p>APPROX. GROSS INTERNAL FLOOR AREA 487 SQ FT / 45 SQM</p> <p>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</p>	<p>Katrine Court</p>
	<p>date 01/06/23</p>
	<p>phoplan </p>