

CODE COURT, FLOWERS CLOSE, DOLLIS HILL, NW2 7FG



EPC Rating: B

A fabulous first floor two bedroom flat and located in this popular residential development constructed some five years ago approximately.

This particular flat is well presented and viewing is highly recommended as the property is ideally suited for first time buyers or potentially buy-to-let purposes. Benefits include:-

- Gas central heating.
- Double glazed windows.
- Own balcony
- Two bathrooms (one en-suite)
- Spacious lounge/kitchen with integrated appliances.
- Fabulous sized main bathroom
- Secure residents underground parking
- Gross internal floor area of 730 sq ft (68 sq m) approximately
- Communal entry phone system
- The property is located within a quarter of a mile of the magnificent 80 acres of Gladstone Park with local bus services being available within a few hundred yards at Crest Road or Dollis Hill Lane
- Brent Cross shopping complex is approximately 2 miles radius with Brent Cross West Station (with trains into Kings Cross in 15 minutes approx) being within half a mile radius approximately
- The nearest stations are Neasden and Dollis Hill (Jubilee Line)

PRICE:..... £399,950.....LEASEHOLD

CODE COURT, FLOWERS CLOSE, DOLLIS HILL, NW2 7FG (Continued)

The accommodation is arranged as follows:

First Floor:

Entrance Hall: Large walk-in storage cupboard with double doors. Wood laminate flooring.

Lounge/Kitchen: 22'9" x 12'4" (6.94m x 3.76m). Wood flooring. Boiler cupboard. Door to exclusive terrace. Kitchen Area: Fitted with a range of eye level wall mounted built-in white laminated cabinets and matching base cabinets with work surfaces above. Integrated dishwasher, washing machine, fridge/freezer, oven, hob and extractor hood.

Bedroom 1: 15'6" x 8'10" (4.72m x 2.70m). Double glazed window. Door to:

En-suite Shower Room/WC: 7'0" x 5'3" (2.12m x 1.60m). With double width shower cubicle, wash hand basin and low level WC with concealed cistern. Fully tiled walls and flooring. Heated towel rail.

Bedroom 2: 11'5" x 10'2" (3.48m x 3.11m). Double glazed window.

Family Bathroom/WC: 7'0" x 6'10" (2.14m x 2.09m). Panelled bath with mixer tap, shower attachment and shower screen. Low level WC with concealed cistern. Wash hand basin. Downlights to ceiling. Ceramic tiling to floor and walls. Heated towel rail.

External Features: Underground residents secure parking. Communal areas.

Lease: 125 years from and including 1 January 2013, thus having 114 years remaining approximately.

Service Charge: £219.00 per month.

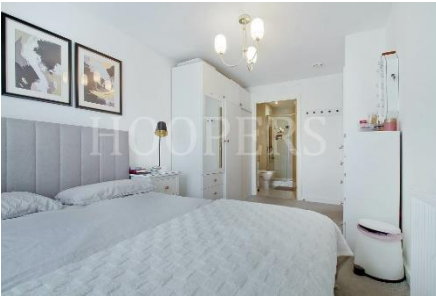
Ground Rent: £300 per year.

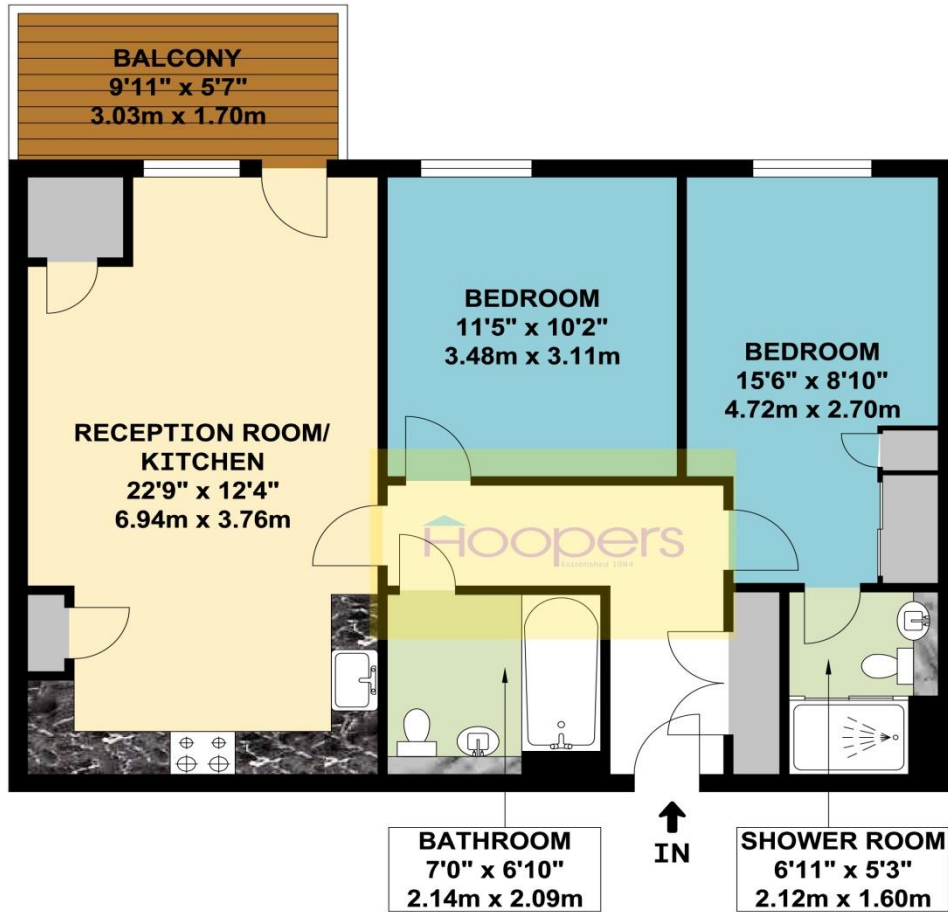
PRICE: £399,950 LEASEHOLD

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.

CODE COURT, FLOWERS CLOSE, DOLLIS HILL, NW2 7FG (Continued)



CODE COURT, FLOWERS CLOSE, DOLLIS HILL, NW2 7FG (Continued)**CODE COURT, FLOWERS CLOSE
LONDON NW2****FIRST FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 729.79 SQ. FT / 67.80 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER.
FLOOR PLANS ARE NOT DONE TO "SCALE".