

CIPHER COURT, FLOWERS CLOSE, LONDON, NW2 7BF



EPC Rating: B

A spacious third floor flat located in this modern development constructed some ten years ago and this property is offered for sale chain free

- Gas central heating
- Double glazed windows
- Own terrace with decking
- Fitted kitchen with integrated appliances and granite worktops
- Two good sized bedrooms with built-in wardrobes
- Two bathrooms (one en-suite to main bedroom)
- Air filtration system to control the quality of air coming into the flat
- Lease of 115 years remaining approximately
- Bicycle storage room in basement
- Entry phone security system to main building
- Communal gardens and use of bbq facility with seating area and recreational pond shared with Chartwell Court
- Underground residents parking (small permit fee payable per year for exclusive parking)
- The property is located within a few hundred yards of Gladstone Park
- The nearest stations are Dollis Hill or Neasden (Jubilee Line)
- Lift service to all floors
- Access to south facing communal paved roof terrace

PRICE:Offers in the region of £400,000.....LEASEHOLD

CIPHER COURT, FLOWERS CLOSE, LONDON, NW2 7BF (CONTINUED)

The accommodation is arranged as follows:

Third Floor:

Entrance Hall: Large storage cupboard housing ventilation unit.

Lounge/Kitchen: 23'1" x 13'4" (7.03m x 4.07m). Wood flooring. Cupboard housing gas boiler. Door to exclusive terrace with decking. Kitchen area: Built-in gas hob with oven below and extractor hood above hob. A range of white high gloss finish wall mounted cabinets and matching base cabinets with granite worktops above. Sink unit. Integrated washing machine, dishwasher and fridge/freezer. Downlights to ceiling.

Bedroom 1 (rear): 15'11" x 9'7" (4.84m x 2.91m). Built-in wardrobes. Double glazed window. Door to:

En-suite Shower Room/WC: With shower cubicle. Wash hand basin. Low level WC with concealed cistern. Wall mirror. Ceramic tiling to floor and walls. Heated towel rail.

Bedroom 2 (rear): 12'2" x 9'3" (3.71m x 2.83m). Built-in wardrobes. Double glazed window.

Bathroom/WC: Panelled bath with mixer tap and shower screen. Pedestal wash hand basin with mixer tap. Low level WC with concealed cistern. Fully ceramic tiled walls and flooring. Downlights to ceiling. Wall mirror. Heated towel rail.

External features: Landscaped gardens with water feature, recreational pond area shared with Chartwell Court. Underground residents parking with £20.00 per annum permit payable for exclusive parking space.

Lease: 125 years from and including 1 January 2013, thus 115 years remaining approximately.

Service charge: Approximately £260.25 per month.

Ground Rent: £300 p.a.

PRICE: Offers in the region of £400,000 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.

CIPHER COURT, FLOWERS CLOSE, LONDON, NW2 7BF (CONTINUED)



CIPHER COURT, FLOWERS CLOSE, LONDON, NW2 7BF (CONTINUED)**CIPHER COURT, FLOWERS CLOSE
LONDON NW2****THIRD FLOOR FLAT**

APPROX. GROSS INTERNAL FLOOR AREA 757.45 SQ. FT / 70.37 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".