



Caledonia Court, Great North Way, Hendon, NW4

£325,000



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Situated on the second floor (top) of a purpose-built block is this freshly painted two double bedroom, two bathroom apartment, further benefiting from lift access and an allocated parking space.

Offering approximately 720 sq ft (66 sq m) of internal accommodation including a separate kitchen and large reception room, the property would make an ideal first-time purchase or buy-to-let investment.

We have been advised of the following:

Lease – Circa 127 years remaining
Service charge – Circa £2507 per annum
Ground rent – Circa £125 per annum

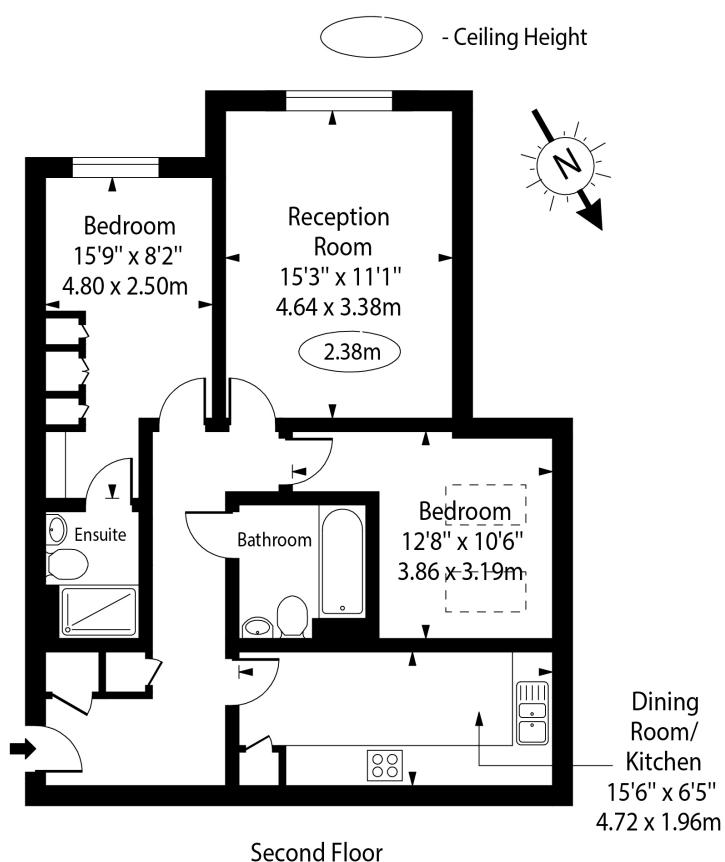
Features

- Two Double Bedrooms
- Two Bathrooms
- Separate Kitchen
- Second Floor (with lift)
- Allocated Parking Space
- Located In A Purpose Built Block
- Close To 720 Sq Ft (66 Sq M) Of Internal Space
- Ideal First Time Purchase or BTL Investment
- Sold Chain Free



**Caledonia Court,
Great North Way,
Hendon, NW4**

Caledonia Court, NW4 1PL



Approx Gross Internal Area 718 Sq Ft - 66.71 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.46709

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.