



## 1 bed apartment to buy in NW9

2 Runway Close, London, ., NW9 5FA

**£225,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Gas Central Heating
- ✓ Double Glazed
- ✓ Parking
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Fantastic location! A Very Well Presented One Bedroom Second Floor Apartment, Only 0.5 Miles From Colindale Station And The Inclusion Of One Allocated Parking Spaces

This stylish property comprises of a through hallway, leading directly into the separate kitchen and spacious lounge area

Further inclusions of this property are one double bedroom, complete with integrated wardrobes and a spacious family bathroom

This property also has the perks of ample storage space, one allocated marked parking space, as well as being very close to key transport links, shops and amenities

This property has been wonderfully looked after by the sellers and is a must see property for all!

Tenure - Leasehold - 109 Years Remaining

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 109

Annual Ground Rent Amount: £150.00

Annual Service Charge Amount: £3,840.00

Price: Starting Bid £225,000

Property Type: Apartment

Parking: Allocated

Year built: 2006

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Adaptations: Lift access

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



**Bathroom**  
6'8" x 5'9"  
2.04m x 1.75m

**Second Floor**

**Bader Court, Runway Close, NW9**

Total Gross Internal Area = 41.8 sq m / 450 sq ft

All Measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>		81	82
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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