



Flat 20, Gazette Court, 1 Observer Close

Offers Over **£425,000**

JOSEPH SCOTT



Flat 20

Gazette Court, London

Joseph Scott Presents:

Chain Free!

A Wonderfully Presented Two Bedroom, Two Bathroom Apartment, Located 0.2 Miles From Colindale Station

Situated on the second floor, this property contains an L shaped hallway, taking you through the house and leading into the spacious lounge area and stylish separate kitchen

From the lounge, you also have the added perk of direct access onto the private balcony area, overlooking the surrounding and quiet residential area

This property also comprises of two double bedrooms and the inclusion of a Jack&Jill family bathroom and en suite

Further benefits includes the ample storage point and parking permits, which are included with this property

Tenure:

Lease - 240 Years Remaining

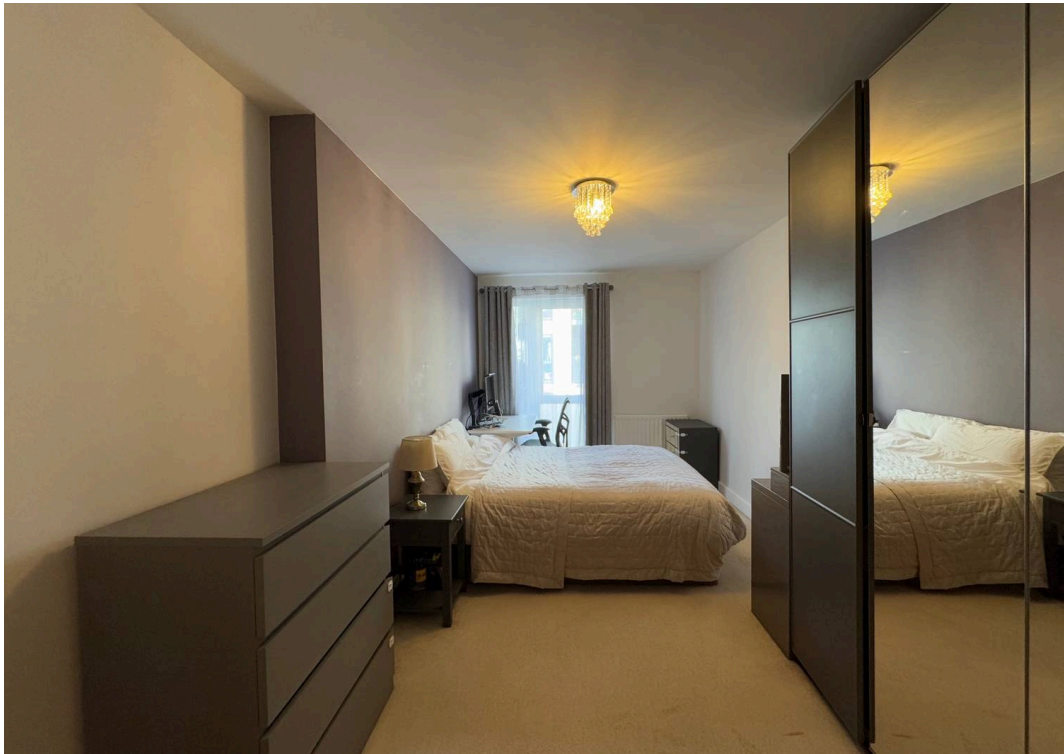
Service Charge - Approx £2200 Per Year

Ground Rent - Approx £480 Per Year

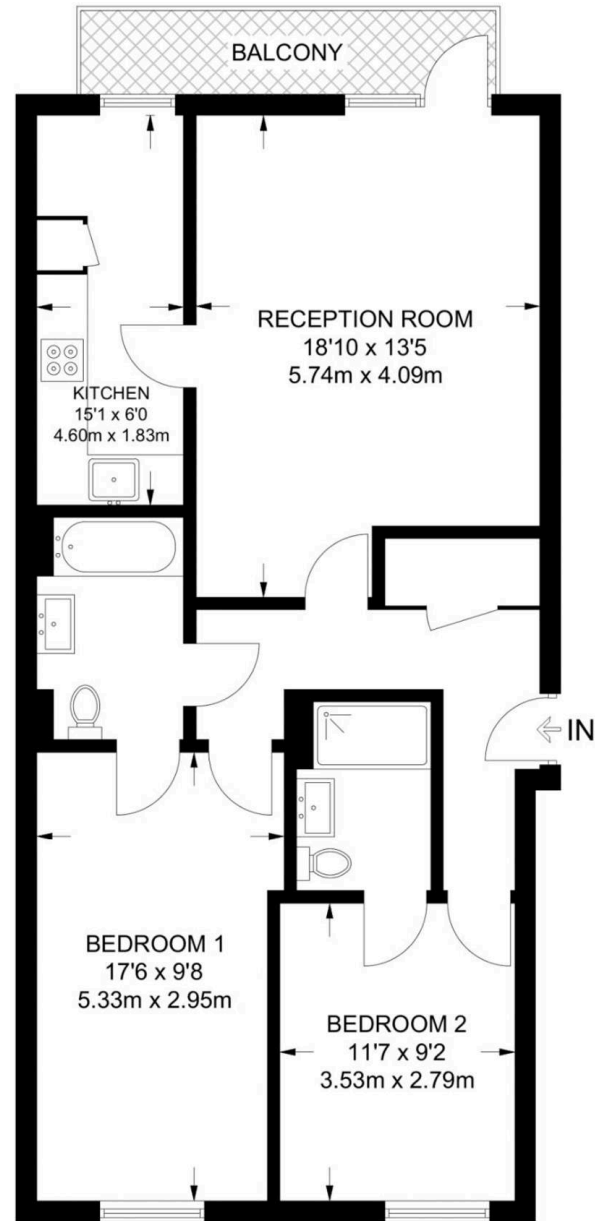
Council Tax band: TBD

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: A



APPROXIMATE FLOOR AREA = 825 SQ FT / 76.7 SQ M



SECOND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.