



 **2**  
Bedrooms

 **1**  
Bathroom



Warren Bradley Estates are delighted to offer for sale this 2 bedroom first floor apartment in Kingsbury which benefits from a large lounge, modern kitchen, tiled bathroom, wood laminate flooring, gas central heating and double glazing.

Externally there is a rear garden which is accessed via stairs from the kitchen or around the side of the property. In the garden there is a garage which with planning permission could be converted into a self contained 1 bedroom or even 2 bedroom unit.

It is located close to all local amenities including shops, restaurants, road and transport links as well as the stunning Welsh Harp Reservoir. Offered chain free and with extremely low maintenance costs of only £200 (estimated) per year the property is ideal for first time buyers or rental investors alike.

**Reception** 4.36m x 3.20m (14' 4" x 10' 6")

**Kitchen** 2.42m x 2.20m (7' 11" x 7' 3")

**Bedroom 1** 3.50m x 3.20m (11' 6" x 10' 6")

**Bedroom 2** 2.30m x 2.20m (7' 7" x 7' 3")

**Bathroom** 2.60m x 1.40m (8' 6" x 4' 7")

#### **Leasehold**

Unexpired term of 95 years (As advised by the Vendor)

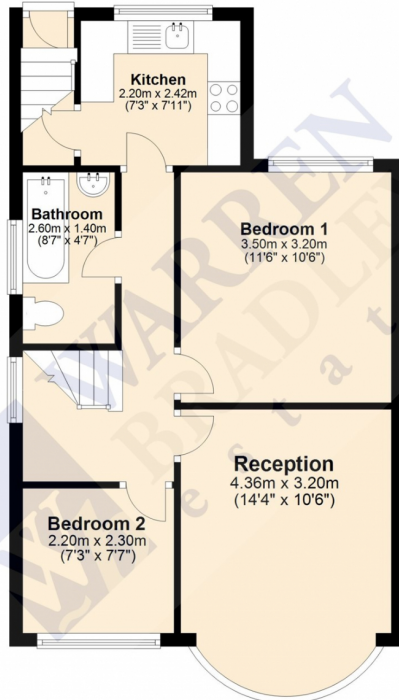
#### **Ground Rent**

£200.00 Per Annum (As advised by the Vendor)

#### **Service Charge**

£00.00 (Zero) Per Annum (As advised by the Vendor)

**Doreen Avenue**  
Approx. 47.4 sq. metres (510.0 sq. feet)



Total area: approx. 47.4 sq. metres (510.0 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only.  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62   D	67   D
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

