



 **2**  
Bedrooms

 **1**  
Bathroom





Warren Bradley Estates are pleased to offer for sale this spacious two bedroom ground floor apartment located within the popular Bird Development which is close to all local amenities including excellent transport links, road links, shops and restaurants.

The property is offered in good condition and benefits from a spacious lounge, fully fitted kitchen, tiled bathroom, large main bedroom and second bedroom both with fitted wardrobes. Situated on the ground floor this property also benefits from a private balcony/terrace.

Other features of this property include gas central heating and an allocated parking space within the residents car park.

**Entrance Hall** 3.30m x 2.00m (129' 11" x 78' 9" )

**Reception** 3.70m x 3.60m (145' 8" x 141' 9" )

**Kitchen** 2.80m x 2.20m (110' 3" x 86' 7" )

**Bedroom 1** 3.70m x 2.50m (145' 8" x 98' 5" )

**Bedroom 2** 3.00m x 2.40m (118' 1" x 94' 6" )

**Bathroom** 2.20m x 1.90m (86' 7" x 74' 10" )

**Balcony** 3.60m x 1.70m (141' 9" x 66' 11" )

**Leasehold**  
180 Years Remaining (As advised by Vendor)

**Service Charge**  
In the region of £1800.00 Per Annum (As advised by Vendor)

**Ground Rent**

£00.00 Zero (Peppercorn)

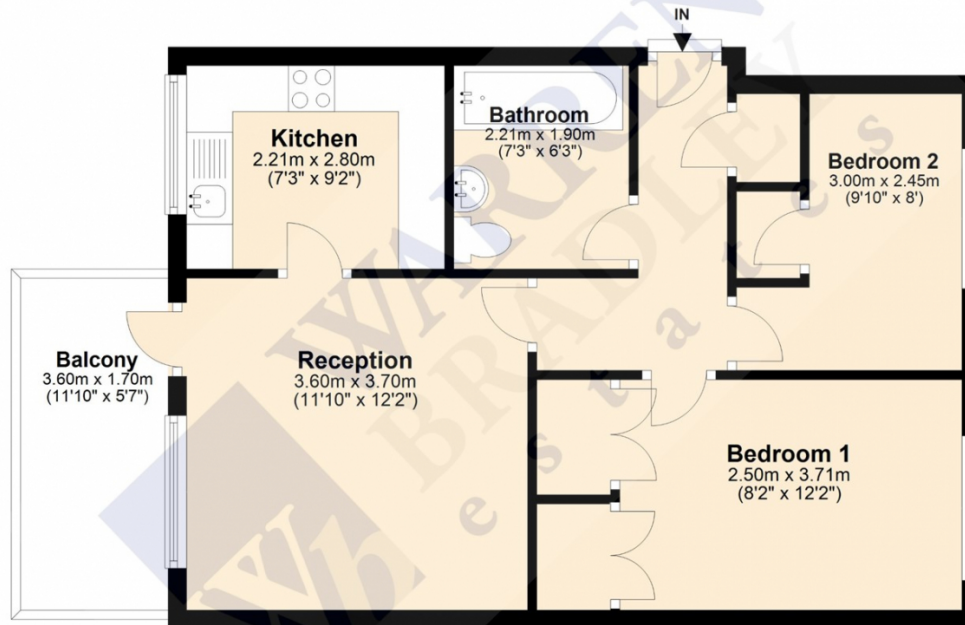
**Parking**

Allocated parking space within Residents Car Park



### Robin Court

Approx. 48.9 sq. metres (526.3 sq. feet)



Total area: approx. 48.9 sq. metres (526.3 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Turnstone Close, Colindale

