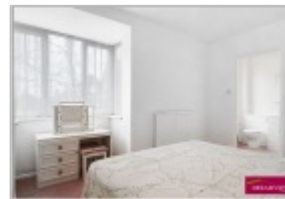


For Sale 2 bed flat



- › 2 BEDROOM GROUND FLOOR
- › RETIREMENT BLOCK FOR AGES OVER 55 AND OVER
- › LOUNGE
- › MODERN KITCHEN
- › BATHROOM EN SUITE

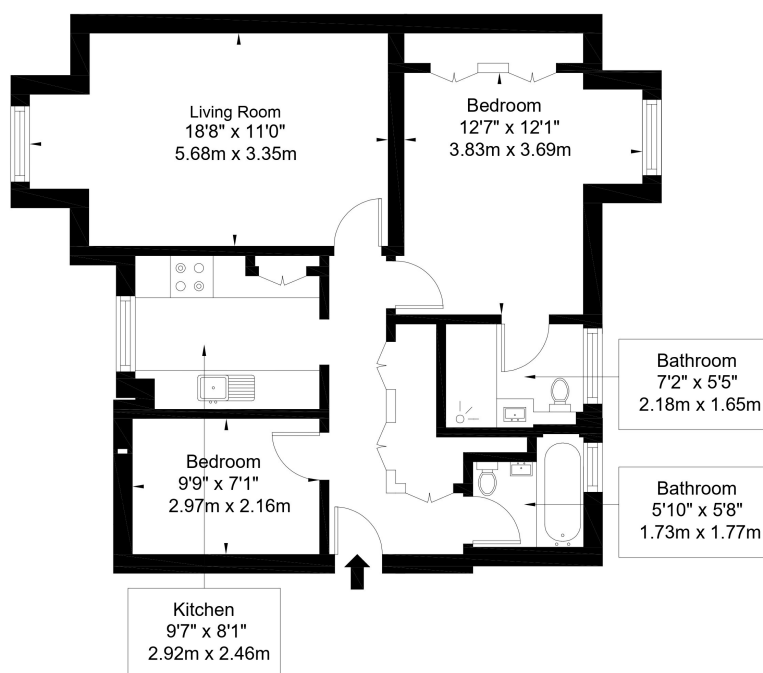
BIRNBECK COURT, FINCHLEY ROAD, NW11 6BB
*WARDEN ASSISTED BLOCK *2 BEDROOM FLAT ON THE GROUND FLOOR TO THE FRONT OF THIS VERY POPULAR WARDEN ASSISTED RETIREMENT BLOCK (FOR AGES OVER 55 YEARS) AND OVERLOOKING THE LAWNED AREA IN THE HEART OF TEMPLE FORTUNE RIGHT BY THE





Birnbeck Court, NW11 6BB

Approx Gross Internal Area = 63.47 sq m / 683 sq ft



Ground Floor



Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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BIRNBECK COURT, FINCHLEY ROAD, NW11 6BB

*2 BEDROOM FLAT ON THE GROUND FLOOR TO THE FRONT OF THIS VERY POPULAR WARDEN ASSISTED RETIREMENT BLOCK (FOR AGES OVER 55 YEARS) AND OVERLOOKING THE LAWNED AREA IN THE HEART OF TEMPLE FORTUNE RIGHT BY THE SHOPS AND ALL THE BUS ROUTES.

*NB The flat has step free access from the main entrance, lift or stairs are not required.

*THE FLAT IS VACANT AND READY FOR IMMEDIATE OCCUPATION

*THE ACCOMMODATION PROVIDES FOR 2 BEDROOMS, EN SUITE BATHROOM, SEPARATE SHOWER ROOM, LOUNGE, KITCHEN AND BATHROOM

*THE BLOCK PROVIDES A RESIDENT WARDEN, COMMUNAL LOUNGE AREA, NICE GROUNDS AND RESIDENT PARKING.

*IT IS SITUATED DIRECTLY ON THE FINCHLEY ROAD AND IMMEDIATELY ADJACENT TO ALL LOCAL SHOPS SUCH AS MARKS & SPENCERS AND WAITROSE ALONG WITH A BUS ROUTE THAT STOPS DIRECTLY OUTSIDE THE BLOCK GIVING ACCESS TO GOLDERS GREEN OR FINCHLEY CENTRAL.

*FLATS ARE ALWAYS POPULAR IN THIS DEVELOPMENT AND EARLY VIEWING IS STRONGLY ADVISED BY OWNERS AGENTS - DREAMVIEW ESTATES

*PLEASE CALL US ON 020 8455 0055

*LEASE – 110 YEARS REMAIN

*GROUND RENT - £200 PA

*CURRENT SERVICE CHARGE - APPROX £6566



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best
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*PRICE £300,000 LEASEHOLD

*COUNCIL TAX BAND E

*EPC BAND C



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