

3 Ruby Mews N13

Offers In Excess Of £370,000

LEASEHOLD

 2 BEDROOMS

 2 BATHROOMS

 1 RECEPTIONS

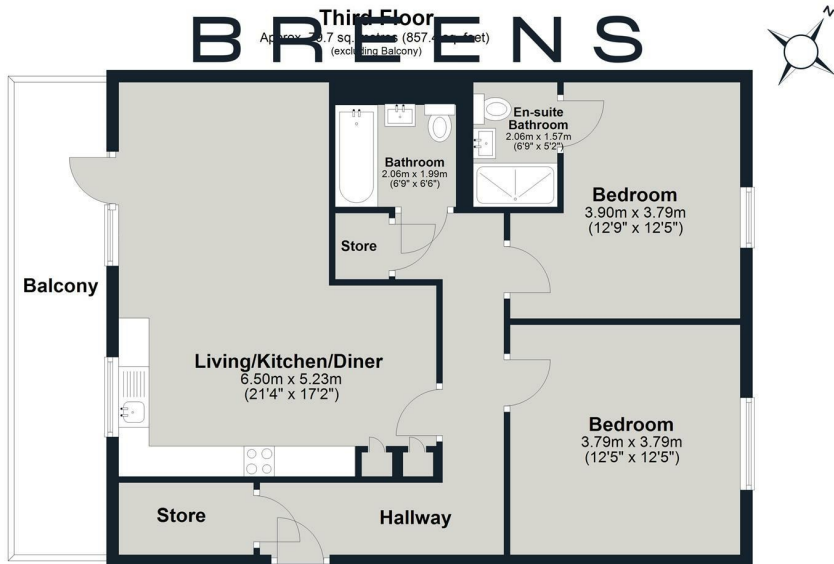
Details

- LEASE: 125 YEARS FROM AND INCLUDING 25 MARCH 2017 (119 YEAR LEASE REMAINING)
- SERVICE CHARGE: £2880.00 PER ANNUM (APPROXIMATELY)
- GROUND RENT: £360.00 PER ANNUM (APPROXIMATELY)
- BEAUTIFULLY PRESENTED THIRD FLOOR TWO DOUBLE BEDROOM APARTMENT
- MODERN OPEN PLAN LIVING ROOM/KITCHEN WITH BUILT IN APPLIANCES
- LARGE PRIVATE BALCONY
- CONTEMPORARY FAMILY BATHROOM
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- EN-SUITE SHOWER ROOM TO MAIN BEDROOM
- ALLOCATED PARKING

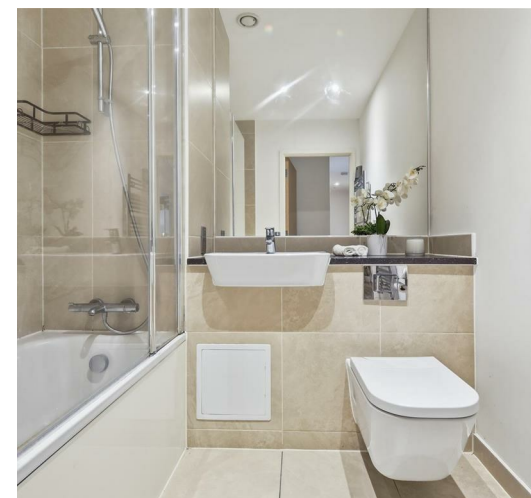
EPC RATING: 84 (B)
COUNCIL TAX: D

BREENS





Total area: approx. 79.7 sq. metres (857.4 sq. feet)
Bluebonnet Court



BREENS

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All sizes are approximate. The Agent has not tested any apparatus, equipment, fixtures and fittings, or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitors or Surveyor. Photographs are for illustration purposes only and may depict items, which are not for sale or included in the sale price. References to tenure of a property are based upon Information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor.

Money Laundering Regulations 2003: Intending purchasers will be asked to produce identification, documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. These particulars are intended to give a fair description of the property only and are in no way guaranteed, nor do of any contract. They are issued on the express condition that all negotiations are conducted through Breens Estate Agents. All subject to contract and to being unsold.