



# Runway Close, Colindale, NW9

Offers Over: £360,000



# Runway Close, Colindale, NW9

🏠 2 Bedroom (s)   🚿 1 Bathroom (s)   🔑 Leasehold

Ref# BEA240101

Located on the first floor is this two bedroom apartment spanning a comfortable 617 square feet (approx.) and is well presented throughout. The apartment boasts from a modern kitchen, 3 piece family bathroom suite, large bedroom and a utility room with ample storage.

Bader Court is located moments away from Colindale Tube station and is also conveniently located for local shops, buses and the A41.

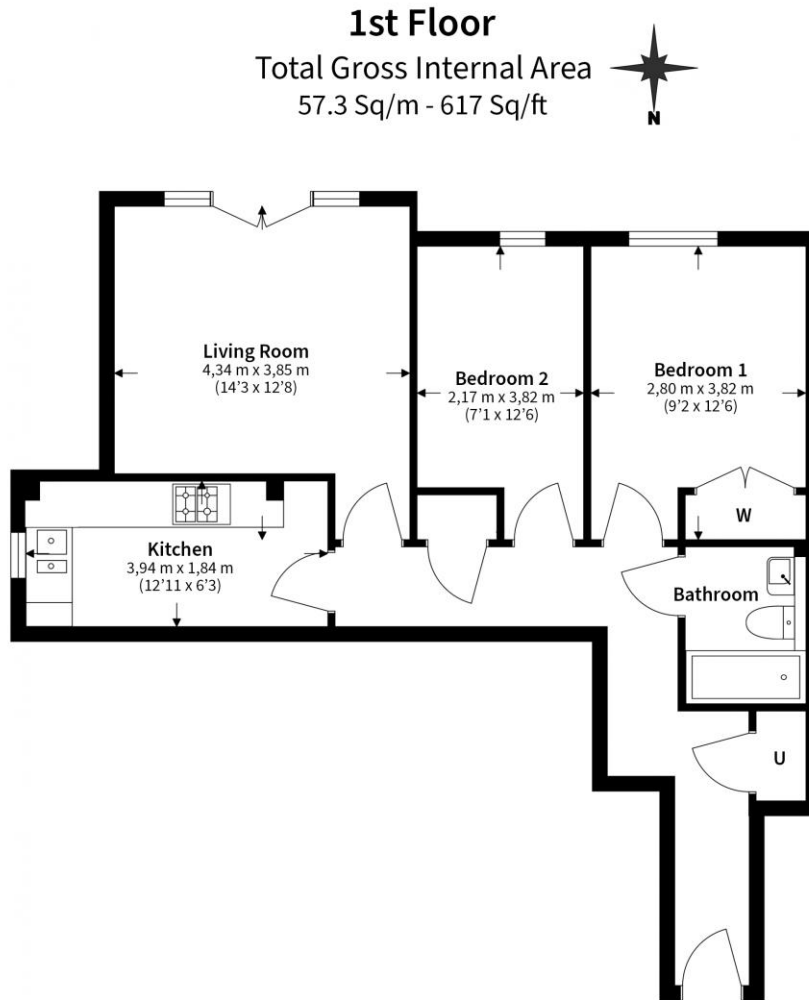




## Property Features:

- Allocated Parking Space
- Chain Free
- Two Bedroom Apartment
- One Bathroom
- First Floor
- 617 Square Feet (Approx.)
- South Facing Aspect
- Colindale Tube Station (Northern Line)





Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

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>	<b>79</b>	<b>79</b>
(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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Offers Over:	£360,000
Tenure:	Leasehold Expires 21/12/2131 Approximately 107 Years Remaining
Ground Rent:	£250.00 (per annum) For the year of 2024
Service Charge:	£1,340.00 approx. (per annum) For the year of 2024

## Viewings:

All viewings are by appointment only through our Beaufort Park Office.

Our reference: BEA240101

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