



ROSEBERY COURT, ROSEBERY AVENUE, CLERKENWELL, LONDON, EC1R
£450,000 LEASEHOLD APPROX. 113 YEARS REMAINING

**A COMFORTABLE AND WELL-PRESENTED ONE BEDROOM
APARTMENT SITUATED ON THE FOURTH FLOOR OF THIS MODERN
PURPOSE BUILT DEVELOPMENT.**

Clerkenwell & City | 020 7405 1288 | clerkenwell@winkworth.co.uk

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DESCRIPTION: A comfortable and well-presented one bedroom apartment situated on the fourth floor of this modern purpose built development. Comprising living room, separate kitchen with all mod cons, double bedroom with built in double bed and fitted wardrobes, and a modern bathroom. The property further benefits from having an entry phone system with restricted access to each floor, lift access, secure bike rack, half day portorage and secluded communal gardens. Rosebery Court is well located on Rosebery Avenue on the Clerkenwell-Bloomsbury border, within walking distance of Farringdon, Kings Cross St Pancras International and Angel tube stations and very close to Exmouth Market, Sadler's Wells Theatre and the array of restaurants, bistros and cafes in Clerkenwell Road and St John Street. This location is ideal for an easy commute both to the West End and the City.



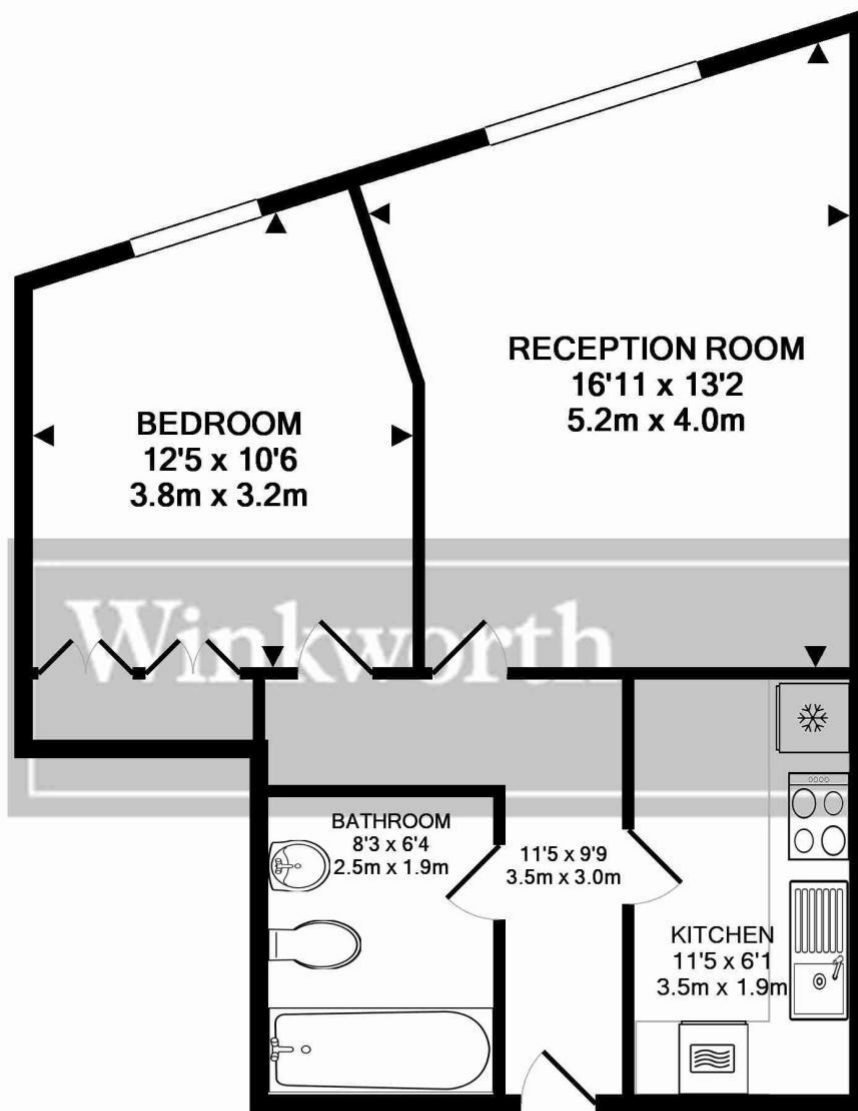
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TOTAL APPROX. FLOOR AREA 499 SQ.FT. (46.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		81	84
EU Directive 2002/91/EC			

Tenure: Leasehold

Term: 113 year and 10 months

Service Charge: Approx. £4,263.34 per annum

Ground Rent: Approx. £25 Annually (subject to increase)

Council Tax Band: E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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