

**KINGS COURT, CALEDONIAN ROAD, N7
OFFERS IN EXCESS OF
£400,000 LEASEHOLD**

A well-presented one bedroom chain-free flat, set on the first floor of a purpose-built building in a gated development, with use of communal gardens, set back from Caledonian Road.





Kings Court is located off Caledonian Road, nearest tube station being Caledonian Road (Piccadilly line) and very close to Caledonian Road and Barnsbury overground station, local bus services and shops. The Kings Cross area is a bus ride away from Caledonian Road, for its amenities including Kings Cross rail stations, St Pancras Eurostar services, the Regents canal, Granary Square & the shops and restaurants of Coal Drops Yard.

The property offers well proportioned living accommodation and has use of the communal gardens. The flat comprises a reception room (with windows at both ends of the room), with access to a kitchen, a bedroom with built-in wardrobes and a bathroom.

TENURE:	190 Years Lease from and including 9th March 2000
GROUND RENT:	a peppercorn
SERVICE CHARGE:	We have been advised by the owner that they pay £84.87pcm - Unverified
Parking:	We have been advised by the owner – street parking
Utilities:	The property is serviced by mains water, electricity, gas and sewage
Broadband and Data Coverage.	Ultrafast Broadband services are available via Openreach.
Construction Type:	We have been advised by the owner brick with tiled roof
Heating:	Gas central heating

Notable Lease Covenants & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat. Not to keep any bird, reptile, dog or cat or other animal (except a small caged bird or fish in an aquarium) in the Premises without the written permission of the Freeholder. To provide carpets or such other suitable floor coverings to the floors of the Premises.

Council Tax: London Borough of Islington - Council Tax Band: C (£1,707.13 for 2024/25).





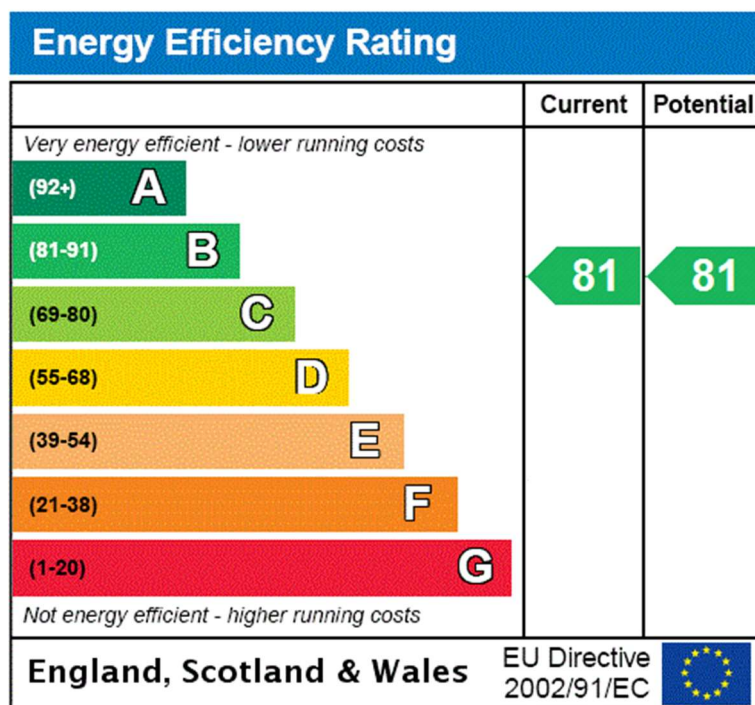






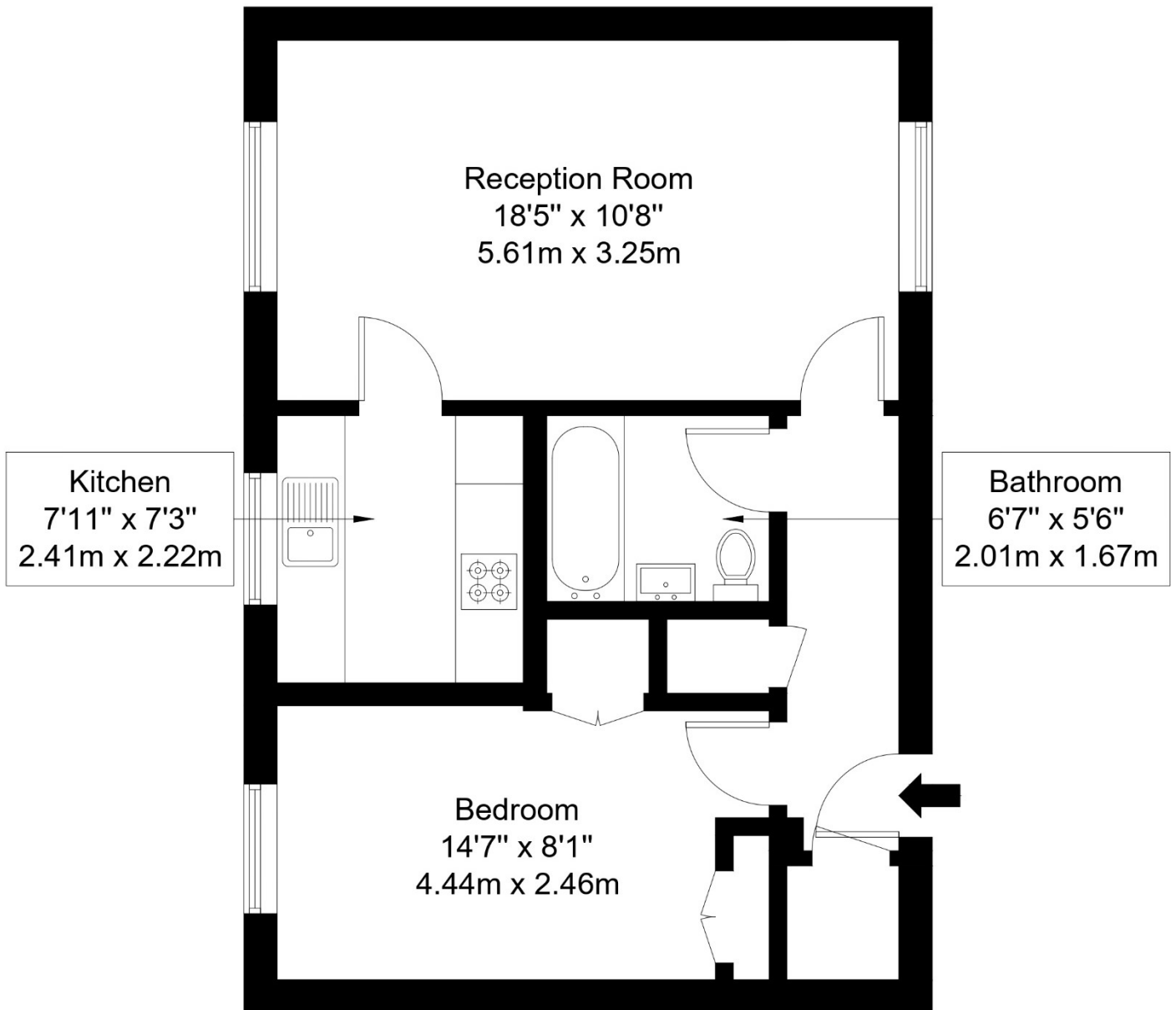
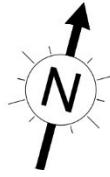
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances quoted are approximate and should not be relied upon to value a property or be the basis of any sale or let. Any intending purchaser should satisfy themselves by inspection, searches, enquires and full survey as to the correctness of each statement contained within these particulars and are not to be relied upon as a statement or representation of fact. No responsibility is taken for any error, omission, mis-statement or use of data shown. Please note the floor plan has been carried out by an independent company.

The agent has not tested any apparatus, equipment, fixtures & 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 solicitor or surveyor. These details may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property, therefore any interested applicant should carry out their own enquiries with the appropriate parties and/or authorities. These particulars do not form part of any contract and all properties are offered subject to contract. Buyers are advised that we have not read the full terms and conditions of the lease and buyers are advised to request their solicitors' to approve the lease at an early stage of the transaction.



Caledonian Road, N7 9DA

Approx Gross Internal Area = 47.5 sq m / 511 sq ft



First Floor

Ref :

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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. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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