

Runway Close, Colindale, NW9

Asking Price: £319,950

Benham & Reeves

Runway Close, Colindale, NW9

2 Bedroom (s) 1 Bathroom (s) Leasehold

Located on the second floor is this two bedroom apartment spanning a comfortable 619 square feet (approx.) and is well presented throughout. The apartment boasts from a modern kitchen, 3 piece family bathroom suite, two spacious double carpeted bedrooms and a utility room with ample storage.

Bader Court benefits from lift access to all floors and is located moments away from Colindale Tube station and is also conveniently located for local shops, buses and the A41.







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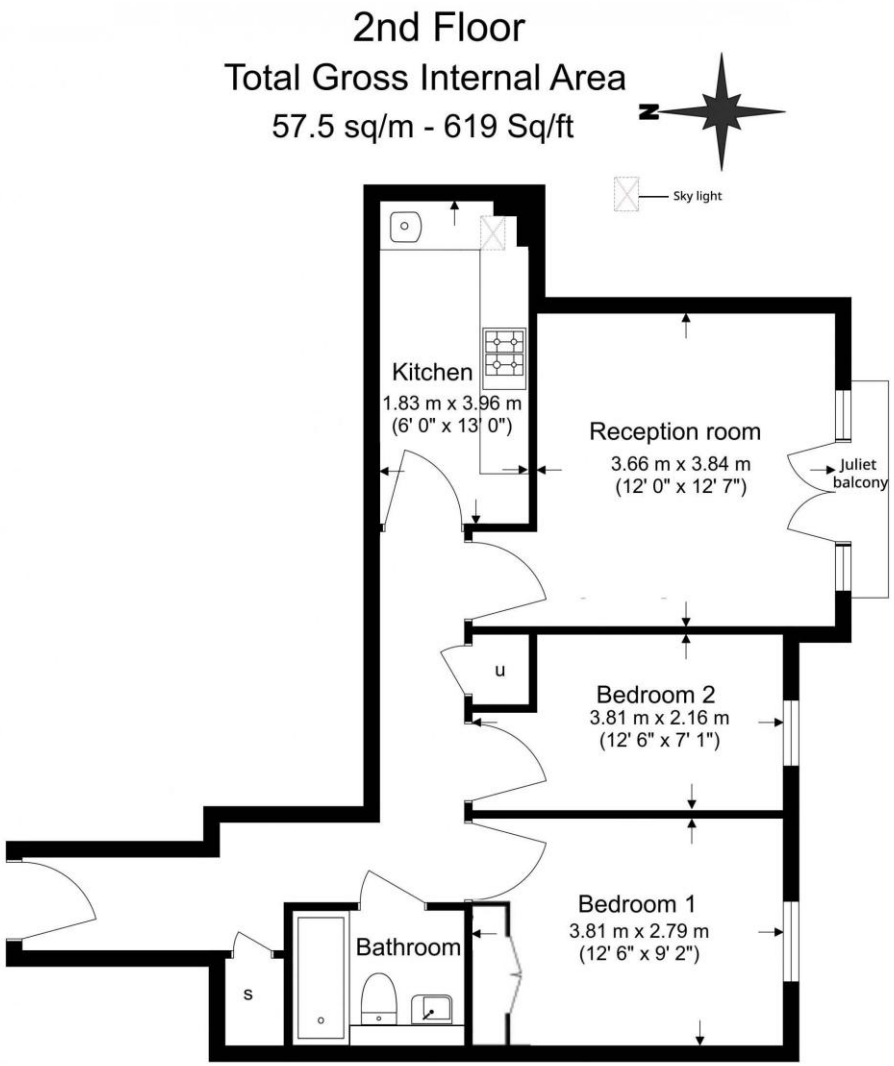




Property Features:

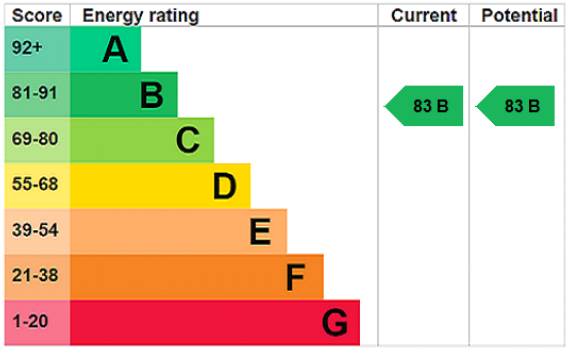
- Allocated Parking Space
- Chain Free
- Two Bedroom Apartment
- One Bathroom
- Second Floor
- 619 Square Feet (Approx.)
- South Facing Aspect
- Colindale Tube Station (Northern Line)

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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.



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Terms & Conditions:

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

Asking Price:	£319,950
Tenure:	Leasehold Expires 21/12/2131 Approximately 105 Years Remaining
Ground Rent:	£250.00 (per annum) For the year of 2026
Service Charge:	£2,197.00 (per annum) For the year of 2026 + £400 per annum for Reserve Fund
Anticipated Rent:	£1,600.00 pcm Approx. 6.0% Yield

Viewings:

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

Our reference: BEA260121

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W: www.benhams.com

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