



Andrew Pearce  
PINNER

CARMEL COURT, KINGS DRIVE, WEMBELY HA9 9JG £260,000





Showcasing a newly refurbished interior, this purpose built, one double bedroom flat is set on the ground floor of this classic apartment block on the sought after Barn Hill Estate and is offered for sale 'chain free'.

Featuring smart, contemporary interiors with fresh, neutral décor and high quality fixtures and flooring, the property enjoys the benefit of a long lease term of 169 years and offers a well planned, comfortable layout. The accommodation comprises:

Communal entrance, hallway, a front aspect living room with direct access to the lawned grounds, an extensively fitted kitchen with an integrated oven, hob and chimney hood, along with ample counter tops and tiled flooring. A front aspect double bedroom and a contemporary three- piece bathroom suite with fully tiled walls and floor complete the overall layout. The property also features gas central heating and double glazing.

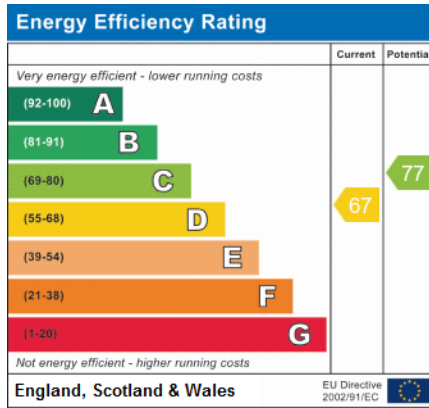
Outside, well established, neat and tidy lawned gardens surround the development.

The following fixtures and free standing items are to be included in the sale: Living room: A corner sofa bed, dining table with three chairs & two small cabinets. Kitchen: Fridge Freezer, washer dryer and tall shelving units. Bedroom: A double wardrobe unit. Bathroom: Mirrored cabinet. Curtains, curtain rails and blackout blinds are also included.

The property is available for owner occupiers, or for buy to let investors, it is currently generating £1250 per calendar month on a recently signed tenancy with a 6-month break clause.

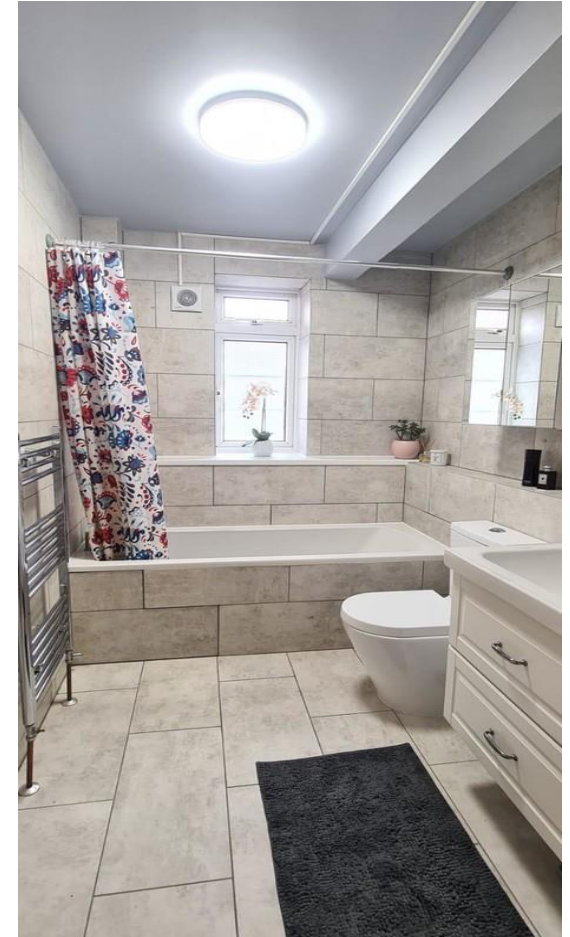
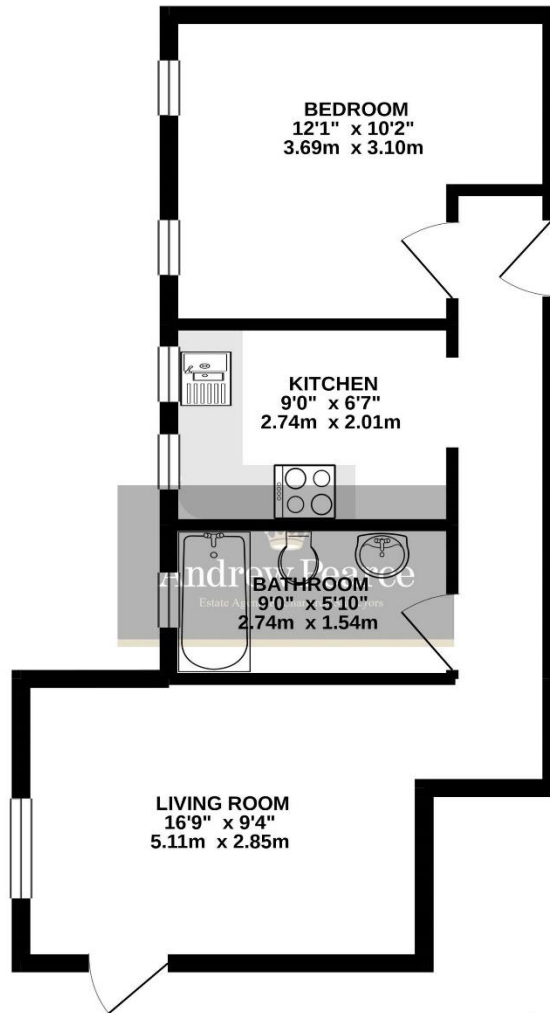
Kings Drive, is a quiet no through road and occupies an elevated position, close to hub of Wembley Park, including the Metropolitan Line station. Box Park leisure complex and eateries along with Wembley Park Retail complex and Wembley Stadium are close by. Asda 24 hour supermarket is within a short walk.







**GROUND FLOOR**  
397 sq.ft. (36.9 sq.m.) approx.



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TOTAL FLOOR AREA : 404 sq.ft. (37.5 sq.m. approx)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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