



46 NORMAN COURT

FINCHLEY, N3 1QQ

£325,000
FREEHOLD

For all you first time buyers this is an excellent opportunity to purchase an immaculately presented, bright and spacious (739 square feet) upper floor apartment, in a highly sought-after purpose-built development situated in the heart of Finchley Central, just a two minute walk from Finchley Central tube station (Northern line) and local shopping amenities.

The property also benefits from having a Share of the Freehold with a very long lease, a large reception room with access to a private balcony, a spacious and modern fully fitted kitchen (with all kitchen appliances included) and modern bathroom, is fully double glazed throughout, has a 24-hour portage service available, residents parking, communal gardens and is energy efficient with an Energy Efficiency Rating of C.

The property is also situated extremely close to Tesco Superstore and Sainsbury's, restaurants, coffee bars, local shops and local transport.

The property is offered chain free and an early viewing is highly recommended.

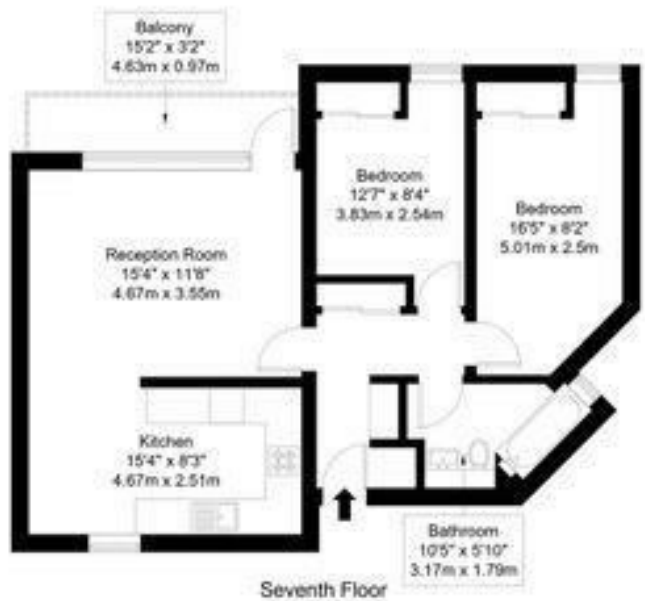
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Norman Court, N31QQ

Approx Gross Internal Area = 64.2 sq m / 691 sq ft

Balcony = 4.5 sq m / 48 sq ft

Total = 68.7 sq m / 739 sq ft



Ref :

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**B L E U
P L A N**

The floor plan is not to scale and measurements are approximate and therefore should be used for guidance purposes only. The plan has been prepared in accordance with the RICS Code of Measuring Practice and all dimensions have been confirmed in the information provided in this report. All dimensions are approximate and are not to be relied upon. There is no liability for any errors or omissions and no responsibility for the property. Copyright © BleuPlan.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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