



York Way, King's Cross, London **NIC**

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A recently refurbished two bedroom, lateral apartment in Saxon Court. The property has been finished to an excellent standard, and the owners have been meticulous with every detail.

The property comprises a modern, open plan kitchen reception room exuding contemporary living. The living space is flooded with natural light and boasts wooden flooring throughout. The fully integrated kitchen comes with a self cleaning oven, an oven microwave (both Zanussi), a hot water tap (Fohen), an induction hob (AEG), an extraction fan (NEFF) and a Fridge / Freezer (Samsung). The cupboards have been replaced to create more storage space, and a wine rack has been installed.



Guide price: £825,000

Tenure: Leasehold: approximately 112 years remaining

Service charge: £3,164.04 per annum

Ground rent: £250 per annum

Local authority: London Borough of Camden

Council tax band: E



Off the hallway, you can find two storage cupboards that have been remodelled to create further storage and the exceptional, modern bathroom. There are Porcelanosa tiles throughout, new lighting, a heated towel rail and high quality Lusso fixtures.

Both bedrooms are doubles, but the current owners have the second bedroom arranged as a study. These rooms benefit from bespoke fitted wardrobes.

Furthermore, the current owners have installed air conditioning, which has proven to be an impactful investment for those warmer summer months.

There are two lifts to access the flat, and they are disabled and pram friendly. For additional security, there is fob entry both into the main building and to access the upper floors.

There is access to the roof garden, which is located on the eighth floor and features plenty of seating, lots of greenery, and fabulous city views. There is also a communal garden on the ground floor. Additionally, there are two bike storage rooms and a rubbish disposal room located on the ground floor.

Please note that we have been unable to confirm the date of the next review for the service charge and ground rent. You should ensure that you or your advisors make your own inquiries.

Additional information

We have been informed that the building has been constructed using some combustible materials. However, we have received documents confirming that the building has been assessed by a competent person, who has concluded that the fire risk is sufficiently low, and that no remedial works are required to the external wall of the building. If necessary, further information can be provided upon request.



Location

Saxon Court is situated in the prestigious and privately owned Kings Cross Estate. Kings Cross and St Pancras stations, with two of the main national rail services and international high speed rail, are within approximately 0.7 miles of the property. It is served by six tube lines reaching Oxford Circus in four minutes and Paddington in 10 minutes.

The area of Kings Cross offers a new variety of things to see and do. It is expanding into a collection of retailers, restaurants and entertainment venues. It also benefits from Central Saint Martin's University which relocated here in 2011.

King's Cross has the shopping centre the 'Coal Drops Yard'. The site, which was originally established in 1850 to handle the eight million tonnes of coal has now been transformed to become an incredible space housing a mix of 50 concept stores, bars, restaurants and public spaces.

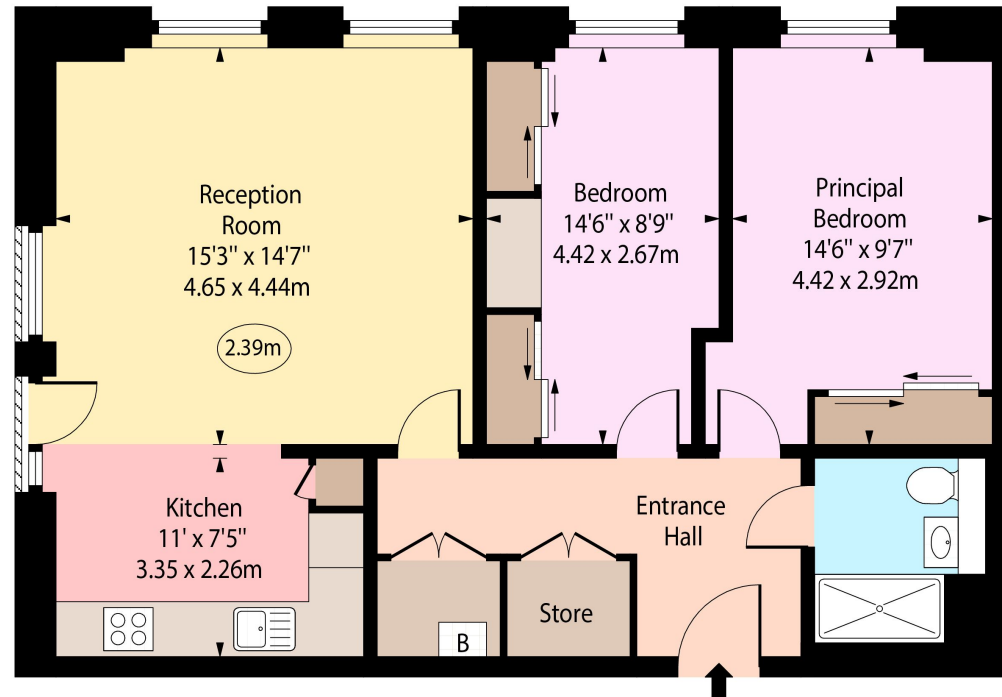


Saxon Court, York Way, N1C

○ - Ceiling Height



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Thirteenth Floor

Approx Gross Internal Area 755 Sq Ft - 70.14 Sq M

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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Particulars dated January 2024, Photographs and videos dated December 2023.
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