

DRUCE

Admiral Court Blandford Street, W1

A highly desirable one bedroom apartment has become available to purchase in this sought after apartment building in Blandford Street, seconds from the Chiltern Fire House and a two minute stroll from Marylebone High Street. Access to the building is via a large contemporary wrought iron gate through a courtyard and therefore is very secure. The open plan reception room looks out onto Blandford Street and captures the essence and life below, whereas the bedroom is located to the rear of the property and is extremely quiet.

Boasting high ceilings and full height windows this one bedroom apartment is a very appealing option for those wanting a central and safe home/investment in the hub of Marylebone.



£925,000 STC
Leasehold Approx 163 Years

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Accommodation

Entrance Hall * Reception Open Plan with Kitchen * Bedroom with Fitted Wardrobes and Quiet Views To The Rear * Bathroom

Amenities

Secure Entry System * Passenger Lift * Independent Heating and Hot Water



Courtyard Entrance

Terms

Tenure: Leasehold: Approx 163 years

Service Charge: Approx £482.71 per quarter (reviewed annually)

Sinking Fund: £302.25 per quarter (reviewed annually)

Ground Rent: Peppercorn

Council Tax Band E



EPC Rating C

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Open Plan Reception Room/Kitchen





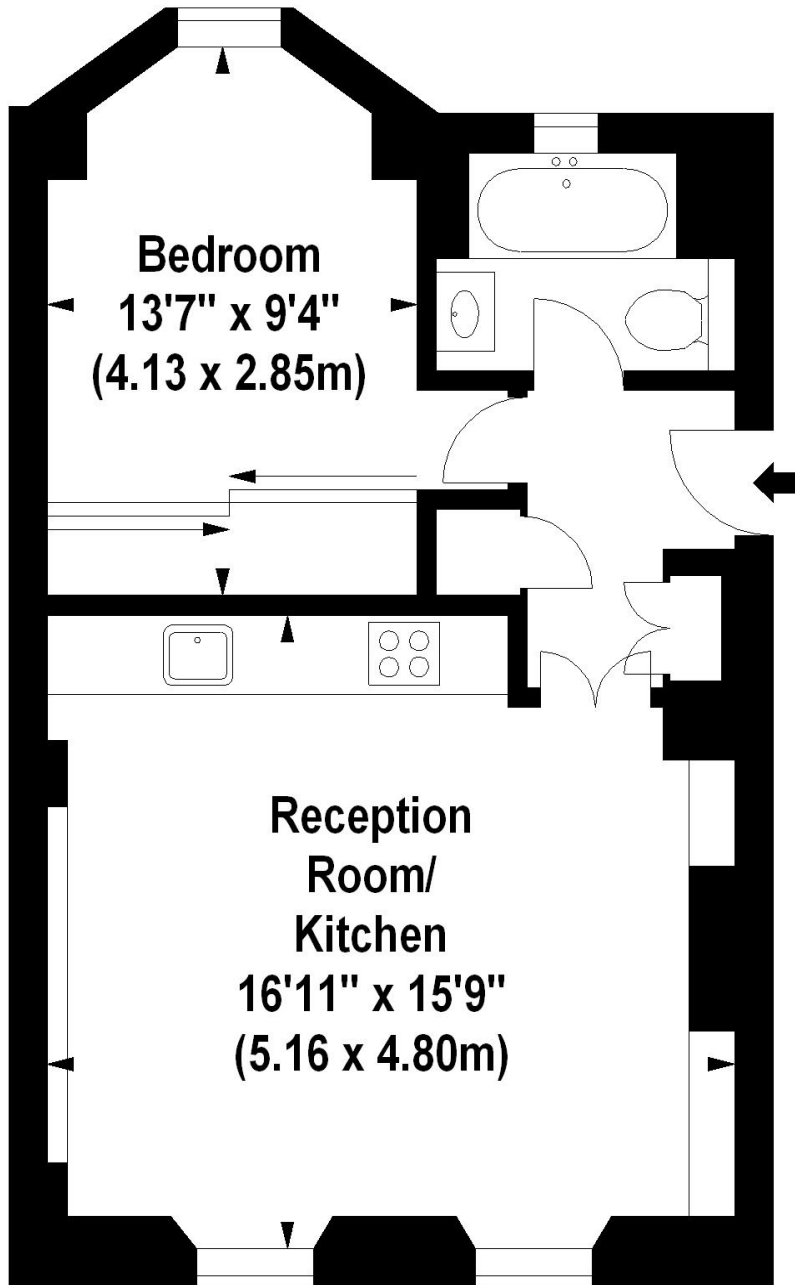
Bedroom



Bathroom

Admiral Court, Blandford Street, W1

Approx. Gross Internal Area *
473 Sq Ft - 43.98 Sq M



First Floor

Illustration For Identification Purposes Only. Not To Scale

*Floorplan Drawn According To RICS Guidelines

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