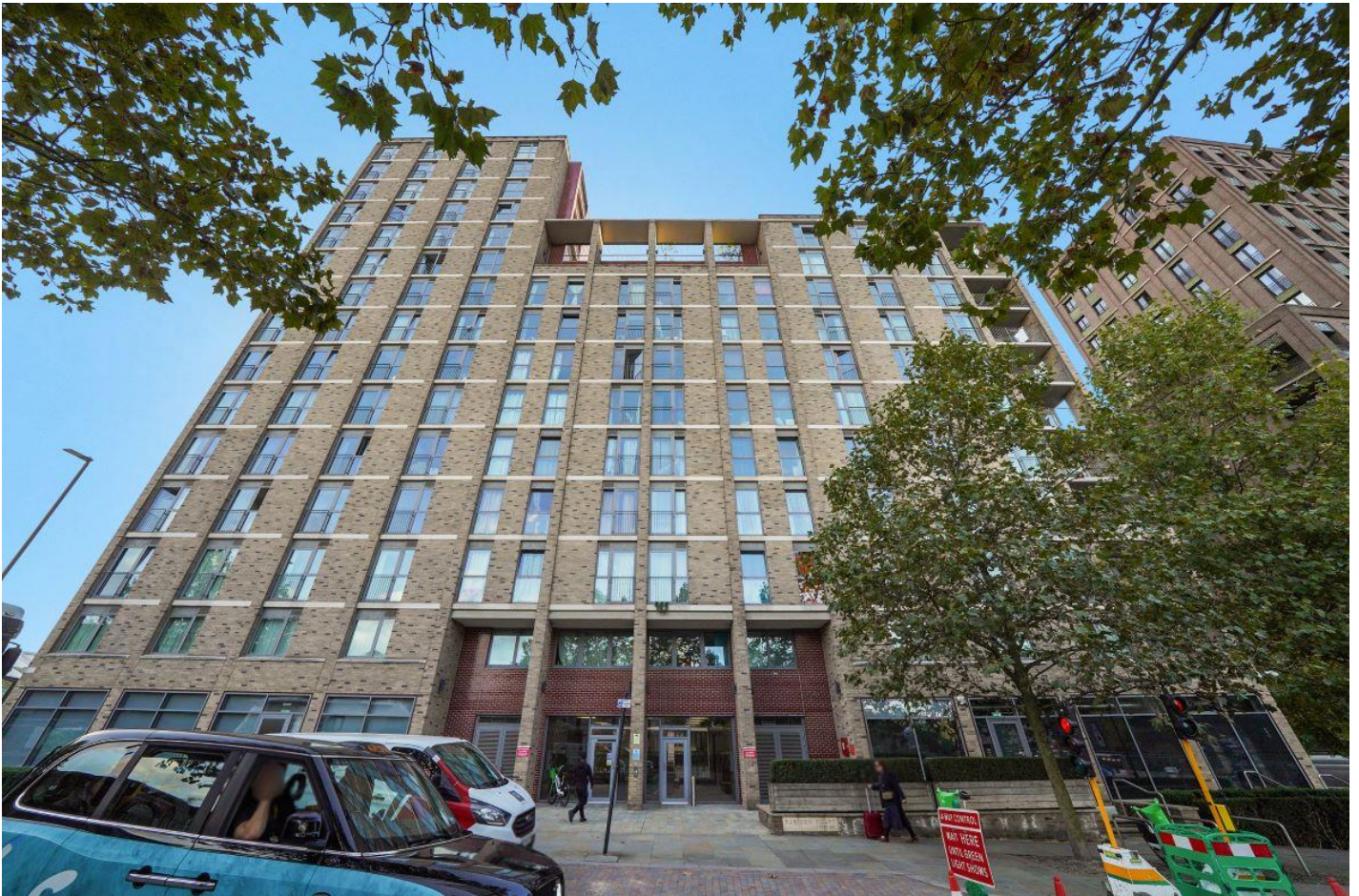


RUBICON COURT, YORK WAY, N1C

£550,000 LEASEHOLD

This attractive, bright, and spacious one bedroom apartment 10th floor of Rubicon Court in the heart of the King's Cross regeneration zone, a minutes walk from Coal Drops Yard.





Rubicon Court is part of the 67-acre King's Cross regeneration scheme that has seen the area transformed into a mecca for business, education, entertainment, and shopping. The UK headquarters of Google are nearby as is Meta, The Guardian, a new UAL campus, an Everyman cinema, and Coal Drops Yard shopping mall with its many lifestyles stores. It's also home to the largest Waitrose in inner London, and a plethora of retail outlets and restaurants (including Dishoom, Caravan, and Spiritland) surrounded by new public squares, parks and canalside green spaces. It is an incredibly safe area to reside with staff working around the clock.

The property has incredible transport links being a five minutes' walk to Kings Cross Station, St Pancras Station (Europe but a train ride away), and Caledonian Road & Barnsbury Stations providing underground, overground, national & international rail services. It is also just a 10-15 minute walk to Bloomsbury, Barnsbury, Camden or Islington, and is on many bus routes.

The apartment has a delightful open-plan kitchen/living area with wooden floors and fantastic top floor views, a large double bedroom with ample space for a desk or dressing table as well as large wardrobes, and a fully tiled bathroom with a shower above the bath. There is also a large storage cupboard in the hall way. There's also a residents' roof terrace just outside the front door of the apartment, ideal for pre-dinner drinks, watching fireworks across the city on new year's and lazy, sunny weekend afternoons.

Already one of London's hottest new postcodes, the new King's Cross neighbourhood continues to attract new businesses and residents, and this apartment is a great opportunity to grow with the development.

TENURE:	125 Years (less 10 days) Lease from and inc. 7th March 2011
GROUND RENT:	To be advised
SERVICE CHARGE:	£2,164.55 - Period 01.04.2023 to 31.03.2024 for buildings insurance, sinking fund and other communal charges
Parking:	To be advised
Utilities:	The property is serviced by mains water, electricity and sewage
Broadband and Data Coverage	Ultrafast Broadband services are available via Openreach, Open Fibre Networks.
Construction Type:	We have been advised by the owner - brick

Heating:

Electric heating system

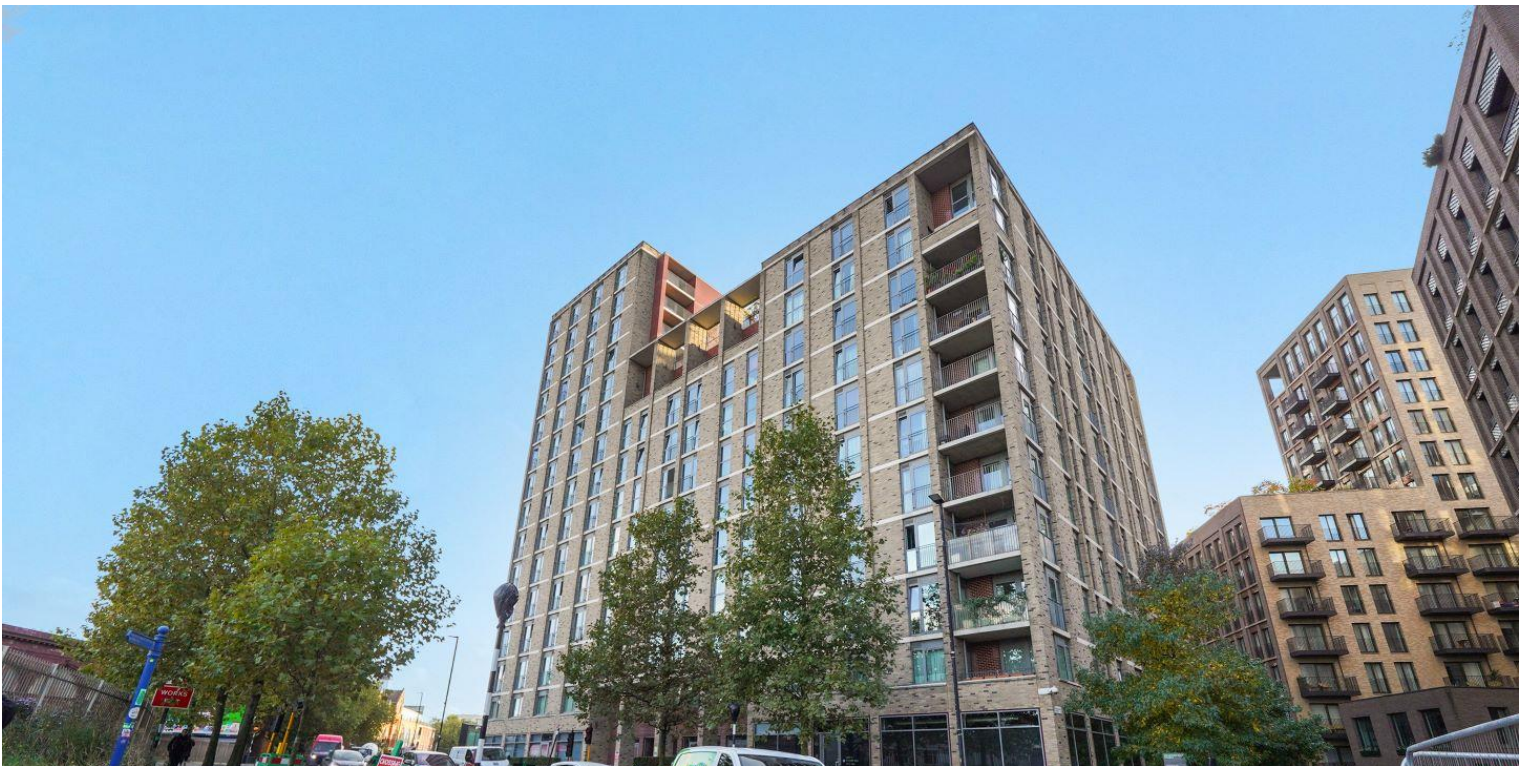
Lease Covenants & Restrictions: Not to use the Flat for any purpose whatsoever other than as a private residential flat Not to sub-let the flat without Freeholder consent (not unreasonably withheld). No pets of any kind shall be kept in the Premises or on any balcony. To provide, maintain and replace as necessary carpets or such other suitable floor coverings to the floors of the Premises for the purpose of proving adequate sound insulation.





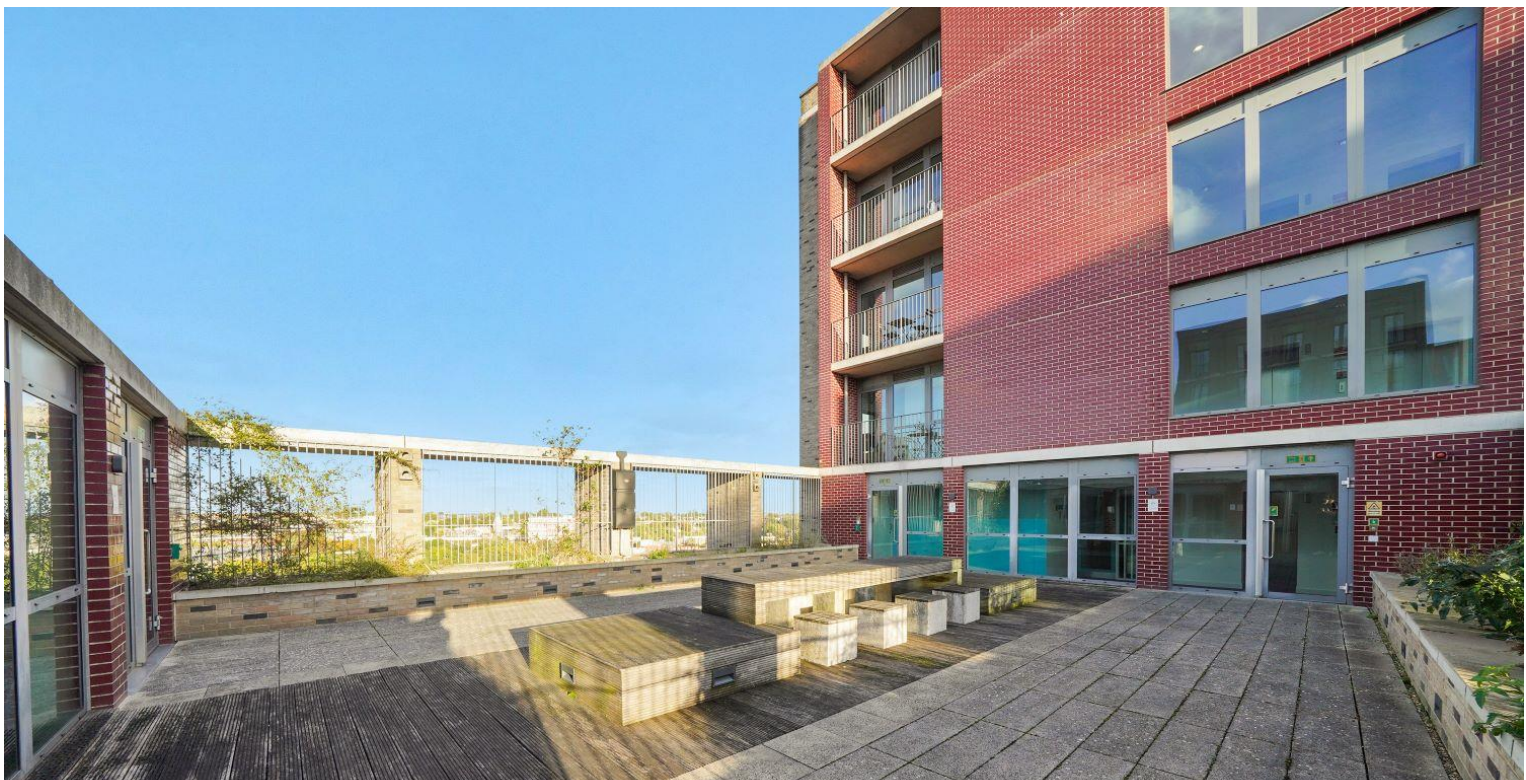








Communal roof terrace



A view to the front



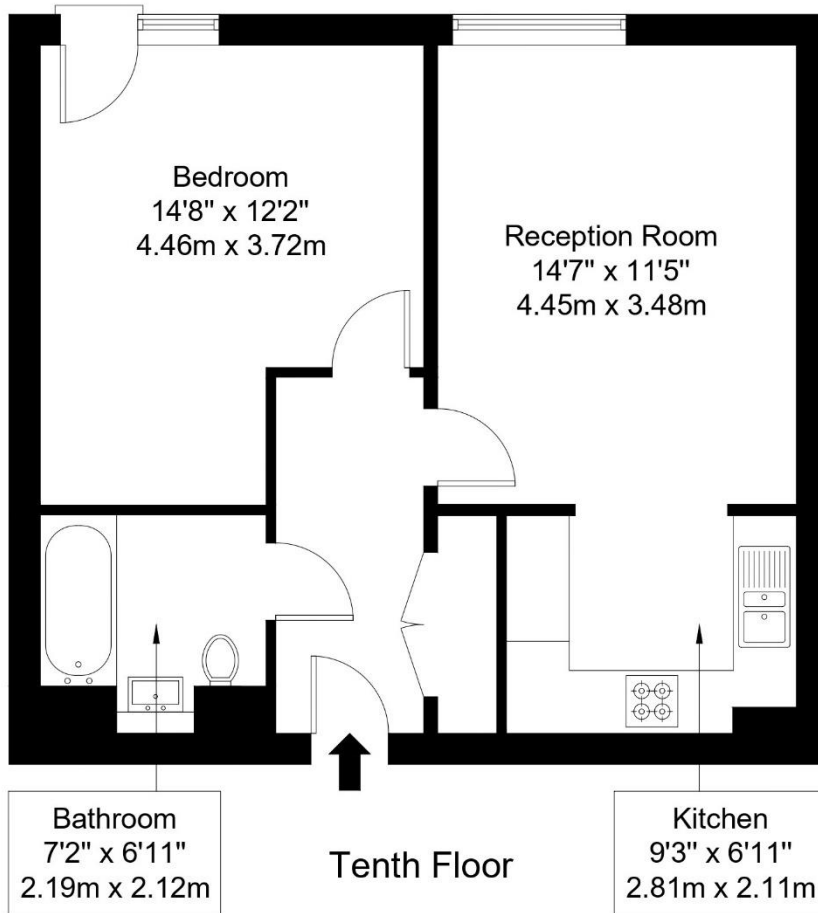
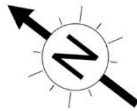
Whilst every attempt has been made in good faith to ensure the accuracy of these details, all data shown including the floorplan, are an interpretation for illustrative purposes only and should be used as a general outline for guidance only and is/are not to scale. Any areas, measurements or distances quoted are approximate and should not be relied upon to value a property or be the basis of any sale or let. Any intending purchaser should satisfy themselves by inspection, searches, enquires and full survey as to the correctness of each statement contained within these particulars and are not to be relied upon as a statement or representation of fact. No responsibility is taken for any error, omission, mis-statement or use of data shown. Please note the floor plan has been carried out by an independent company.

The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. These details may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property, therefore any interested applicant should carry out their own enquiries with the appropriate parties and/or authorities. These particulars do not form part of any contract and all properties are offered subject to contract. Buyers are advised that we have not read the full terms and conditions of the lease and buyers are advised to request their solicitors' to approve the lease at an early stage of the transaction.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

York Way, N1C 4AE

Approx Gross Internal Area = 48.9 sq m / 526 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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