



ROSEBERY COURT, EC1R  
£550,000 LEASEHOLD

Winkworth





## ROSEBERY COURT, EC1R

**A bright and well-proportioned two-bedroom apartment situated on the third floor of a modern, purpose-built block just off Farringdon Road.**

The property benefits from a dual-aspect reception room with excellent natural light and attractive leafy views from its windows. It is presented in very good decorative condition throughout.

The building is well located on Rosebery Avenue, within walking distance to Farringdon and Angel tube stations and is very close to Exmouth Market and Sadler's Wells Theatre. It is ideal for an easy commute both to the West End and the City.

Leasehold: Approx. 112 years remaining

Service Charge: Approx. £5,800 per annum (includes contribution to sinking fund)

Ground Rent: £25 per annum

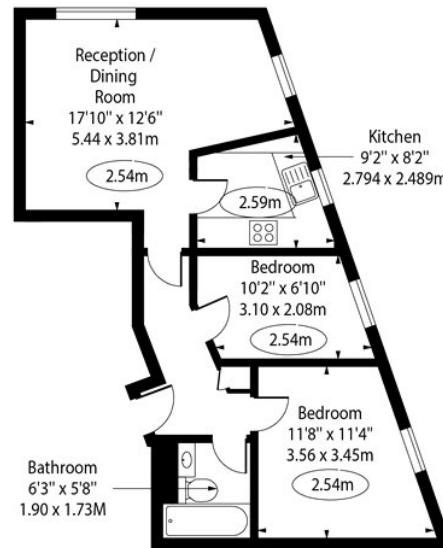
Council Tax Band: E







Rosebery Court,  
Rosebery Avenue,  
Clerkenwell, EC1R



Third Floor

Approx Gross Internal Area 555 Sq Ft - 51.56 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com) Ref: No.52850

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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