

ESTATE AGENTS

Residential Sales & Lettings

45/47 Manor Park Crescent, Edgware, Middlesex, HA8 7LY

Email: info@melvinjacobs.com

Web: www.melvinjacobs.com



Coniston Court, Stonegrove, Edgware, Greater London.
HA8 7TL

324,950 Subject To Contract

- 2 Bedrooms
- Bathroom
- Lounge/Dining Room
- Kitchen
- Communal Garden
- Lift
- Second Floor
- Garage in Block
- Off Street Parking

Ref: PRA10918

Viewing Instructions: Strictly By Appointment Only



These particulars are prepared with all due care and attention for the convenience of intending purchasers but their accuracy is not guaranteed and they do not form any part of a contract. Purchasers must themselves check by inspection or otherwise the accuracy of these particulars prior to signing a contract.

General Description

An excellent opportunity for a first time buyer or investor to purchase this two bedroom, second floor apartment in the purpose built block with a lift. The property is situated in between Stanmore and Edgware's tube stations together with all other local amenities. Viewing is highly recommend through Melvin Jacobs on 020 8381 2908

Accommodation

Communal Entrance

Stairs/Lift to Second Floor

Entrance Hall

Walk in cupboard and deep storage cupboard

Lounge/Dining Room (15' 03" x 14' 03") or (4.65m x 4.34m)

Kitchen (13' 03" x 10' 0") or (4.04m x 3.05m)

Range of wall and floor units with Formica work surfaces. Sing drainer stainless steel single bowl sink unit. Space for fridge/freezer. Plumbed for washing machine.

Bedroom 1 (13' 03" x 10' 0") or (4.04m x 3.05m)

Range of fitted wardrobes

Bedroom 2 (10' 09" x 8' 0") or (3.28m x 2.44m)

Family Bathroom

Suite comprising panelled bath, wash hand basin in vanity unit. Low flush wc. Skylight window.

Communal Gardens

Garage in Block

Off Street Parking

TERMS

Service Charge - £572.35
Sinking Fund - £125.00
Lease - 999 years From 1st January 2005

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:68

Tenure

We are informed that the tenure is Leasehold

Council Tax

Band Not Specified



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.