

ESTATE AGENTS

Residential Sales & Lettings

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

Email: info@melvinjacobs.com Web: www.melvinjacobs.com



Flat 2 - Manor Park Crescent, Edgware, HA8 7NN

£359,950 subject to contract

- 2 Bedroom
- Bathroom
- Kitchen
- Reception Room
- Gas Central Heating
- Double Glazing
- Off Street Parking
- Excellent First Time Buy or Investment Opportunity
- Viewing Essential! Call 020 8381 2908

Ref: PRA10781

Viewing Instructions: Strictly By Appointment Only

These particulars are prepared with all due care attention for 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

We are delighted to offer this 2 Bedroom converted maisonette arranged over 2 floors and offers spacious accommodation. The property is situated in the heart of Edgware within a few hundred yards of all local amenities, including shops and Northern Line Tube Station. The property offers a fantastic opportunity for a first time buyer or investor. Viewing through Agents Melvin Jacobs on 020 8381 2908.

Accommodation

Entrance

Reception Room (18' 07" x 11' 01") or (5.66m x 3.38m)

Kitchen (7' 07" x 7' 0") or (2.31m x 2.13m)

Bedroom 1 (12' 03" x 10' 05") or (3.73m x 3.18m)

Bedroom 2 (11' 07" x 8' 08") or (3.53m x 2.64m)

Bathroom

Off Street Parking

Services

Mains electricity, mains water, mains drainage, mains gas

EPC Rating:73

Tenure

We are informed that the tenure is Leasehold

A new long lease will be provided on completion

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.