



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

£324,950
Subject To Contract





**MELVIN
JACOBS**



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

Tenure

We are informed that the tenure is Leasehold

Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

Melvin Jacobs Estate Agents

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		70
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

