

Lodge Close Edgware HA8 7RL



- 3 Bedrooms
- 2 Bathrooms (one ensuite)
- Guest Cloakroom
- Lounge/Dining Room
- Kitchen
- Utility Cupboard
- Garage in Block
- Communal Gardens
- Lift

£495,000
Subject To Contract



MELVIN JACOBS ESTATE AGENTS
Sales, Lettings & Block Management

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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

Communal Entrance

Entrance

Entrance Hall

Suite comprising low flush wc, wash hand basin, cupboard housing Mega Flow. Tiled walls and flooring.

Lounge/Dining Room (25' 06" x 13' 0") or (7.77m x 3.96m)

Medium oak parquet flooring. Door to balcony

Kitchen (13' 06" x 7' 0") or (4.11m x 2.13m)

Range of wall and base units with Formica work surfaces. Single drainer stainless steel one and a half bowl sink unit. Double fridge/freezer. AEG double oven, gas hob with extractor.

Utility Cupboard

Plumbed for washing machine.

Bedroom 1 (19' 03" x 11' 0") or (5.87m x 3.35m)

Double Aspect. Range of fitted wardrobes. Medium oak parquet flooring.

Ensuite Bathroom

Suite comprising panelled bath with shower attachment. Wash hand basin in vanity unit. Low flush wc. Heated towel rail. Part tiled walls and floor.

Bedroom 2 (16' 0" x 8' 0") or (4.88m x 2.44m)

Medium oak parquet flooring

Bedroom 3 (12' 0" x 7' 06") or (3.66m x 2.29m)

Medium oak parquet flooring

Family Bathroom

Suite comprising double shower cubicle. Wash hand basin in vanity unit. Low flush wc, Tiled walls and floor. Feature mirror. Heated towel rail.

Communal Gardens

Garage

Tenure

We are informed that the tenure is Share of Freehold

Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

Melvin Jacobs Estate Agents

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HA8 7LY

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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 82 |
| (69-80) C | 72 | |
| (55-68) D | | |
| (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.

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