



- 2 Bedroom & WC To Master
- Retirement Flat Over 60s
- Lounge
- Dining Room (Originally Bed 2)
- En Suite WC To Master
- Lift
- Allocated Parking TBC
- Communal Residents Lounge & Warden
- Call To View 020 8381 2908

£269,950

Subject To Contract



MELVIN JACOBS ESTATE AGENTS

Sales, Lettings & Block Management

45/47 Manor Park Crescent, Edgware, Middlesex, HA8 7LY
Tel 020 8381 2908 www.melvinjacobs.com





**MELVIN
JACOBS**



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

Hallway

Reception 1 (14' 06" x 12' 07") or (4.42m x 3.84m)

Dining Room (9' 07" x 7' 06") or (2.92m x 2.29m)

Originally bedroom two.

Bedroom 1 (12' 07" x 8' 11") or (3.84m x 2.72m)

Kitchen (9' 10" x 7' 05") or (3.00m x 2.26m)

En Suite

Bathroom

Communal Gardens

Residents Communal Lounge

TERMS

Lease - 189 years from 1st January 1989

Ground Rent - Peppercorn

Service Charge - For the year 1st April 2019-31st March 2020 - £749.07 payable quarterly

Tenure

We are informed that the tenure is Leasehold

Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

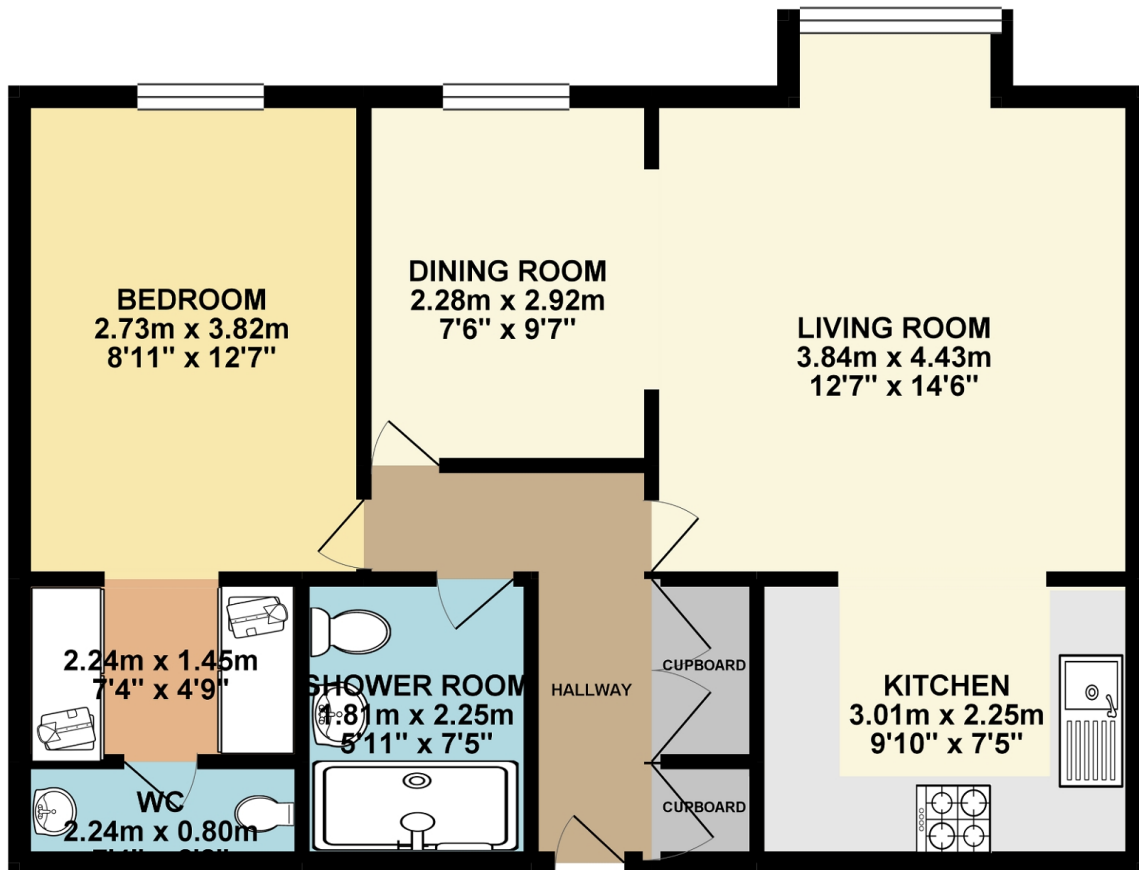
Melvin Jacobs Estate Agents
45 - 47 Manor Park Crescent,
Edgware,
Middlesex,
HA8 7LY

e: info@melvinjacobs.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	76
(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.

GROUND FLOOR 54.74 sq. m.
(589.22 sq. ft.)



TOTAL FLOOR AREA : 54.74 sq. m. (589.22 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2019