

Phillips Court, Whitchurch Lane, Edgware, HA8 6QD



- 2 Bedrooms
- Bathroom
- Reception Room
- Kitchen
- New Gas CH Boiler
- New Updated Electrics to Comply With Current Regulations
- Communal Gardens
- Off Street Parking
- Ideal Investment
- VACANT POSSESSION

£299,950
Subject To Contract



MELVIN JACOBS ESTATE AGENTS
Sales, Lettings & Block Management

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

Reception Room (17' 08" x 11' 10") or (5.38m x 3.61m)

Kitchen (10' 11" x 9' 0") or (3.33m x 2.74m)

Bedroom 1 (13' 0" x 9' 10") or (3.96m x 3.00m)

Bedroom 2 (9' 10" x 7' 05") or (3.00m x 2.26m)

Bathroom

Communal Gardens

Off Street Parking

Tenure

We are informed that the tenure is Share of Freehold

Lease - 999 years from 1st January 2004

Service Charge - December 2019 - May 2020 - £825.00

Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

Melvin Jacobs Estate Agents

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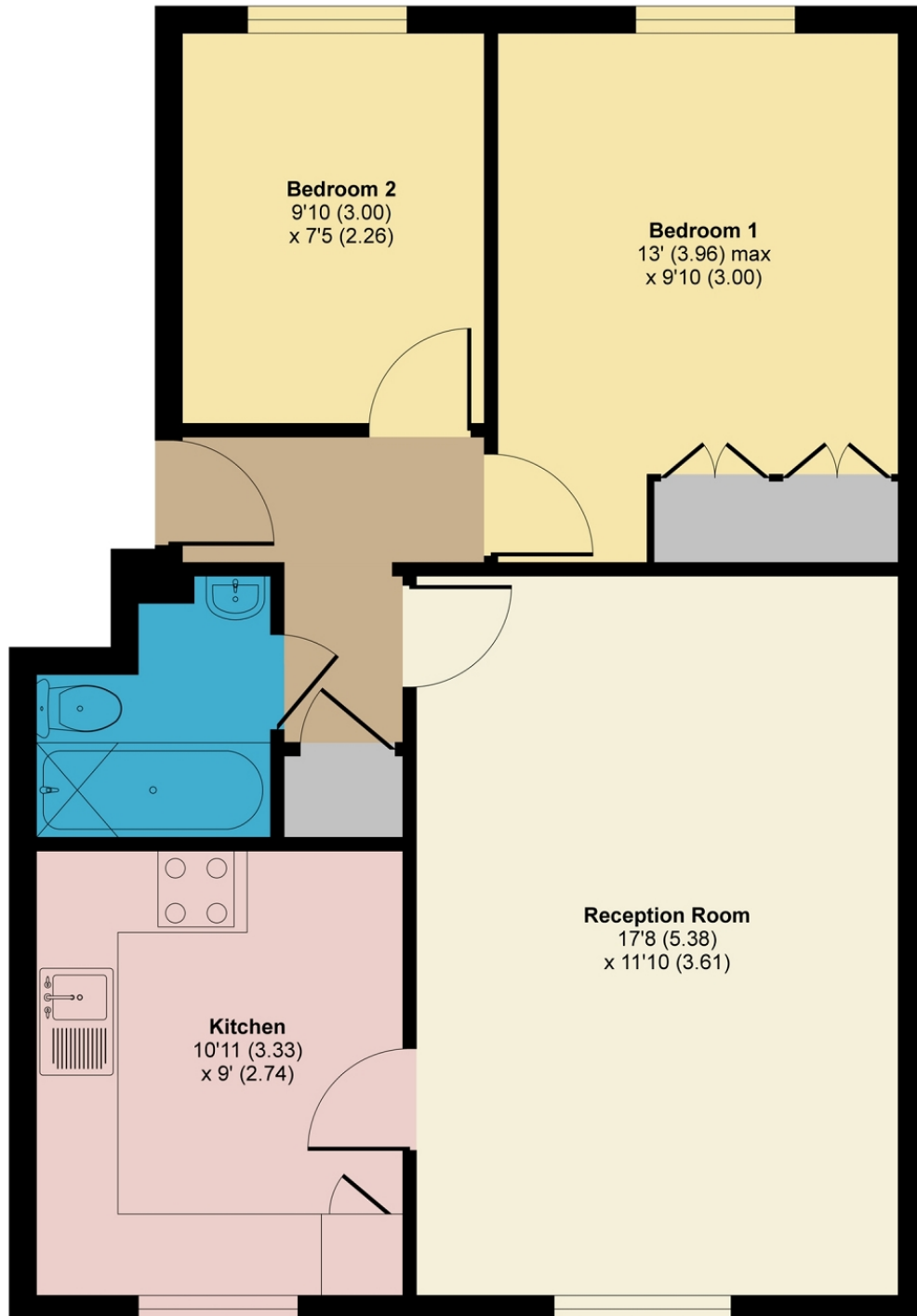
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

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Approximate Area = 602 sq ft / 56 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Melvin Jacobs Estate Agents. REF: 632483