



- One Bedroom
- Bathroom
- Open Plan Reception/Kitchen
- Spacious Entrance Hall
- Balcony
- Lift
- Entryphone System
- Communal Gardens
- Secure Underground Parking
- EWS1 Certified
- Excellent Condition

£299,995
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

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These particulars are prepared with all due care and attention for the 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 contact.

Communal Entrance

Stairs and lift to 7th Floor

Entrance Hall

Open Plan Reception Room/Kitchen

Lounge/Dining Room Area (19' 08" x 12' 02") or (5.99m x 3.71m)

Kitchen Area (13' 01" x 5' 11") or (3.99m x 1.80m)

Bedroom (17' 05" x 10' 10") or (5.31m x 3.30m)

Bathroom

Balcony

Stretching the width of the property with access from both the open plan reception room and the bedroom

Communal Gardens

Underground Parking

TERMS

Leasehold - 125 years from 1st January 2017

Service charge - To be confirmed

Ground rent - To be confirmed

Additional Information

In accordance with the Estate Agents Act of 1979 the vendor is an associated/connected person of a member of staff of Melvin Jacobs Estate Agents.

Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

Melvin Jacobs Estate Agents

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Edgware,
Middlesex,
HA8 7LY

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)			
A		84	84
(81-91)			
B			
(69-80)			
C			
(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.

Franklin Court, WD6



Approx. Gross Internal Area: 560 ft² ... 52.0 m²

All measurements and areas are approximate only.
Dimensions are not to scale. This plan is for guidance only and must not be relied upon as a statement of fact.