

Ballota Court 1 Fortune Avenue Edgware HA8 0FD



- 2 Bedrooms
- Ensuite Shower Room
- Family Bathroom
- Lounge/Dining Room
- Kitchen
- Communal Gardens
- Allocated Parking
- Ideal Investment or First Time Buyer
- VIEW NOW!

£324,950
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





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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 contract.

Communal Entrance

Entrance Hall

Lounge/Dining Room (21' 09" x 11' 11") or (6.63m x 3.63m)

Kitchen (10' 07" x 6' 07") or (3.23m x 2.01m)

Bedroom 1 (16' 02" x 9' 06") or (4.93m x 2.90m)

Ensuite Shower Room

Bedroom 2 (12' 06" x 8' 09") or (3.81m x 2.67m)

Family Bathroom

Communal Gardens

Allocated Parking

TERMS

Leasehold - 125 years from 1st January 2007

Service Charge - 1st Oct 2021 - 30th Sept 2022 - £2606.41

Tenure

We are informed that the tenure is Leasehold

Council Tax

Council tax band: D

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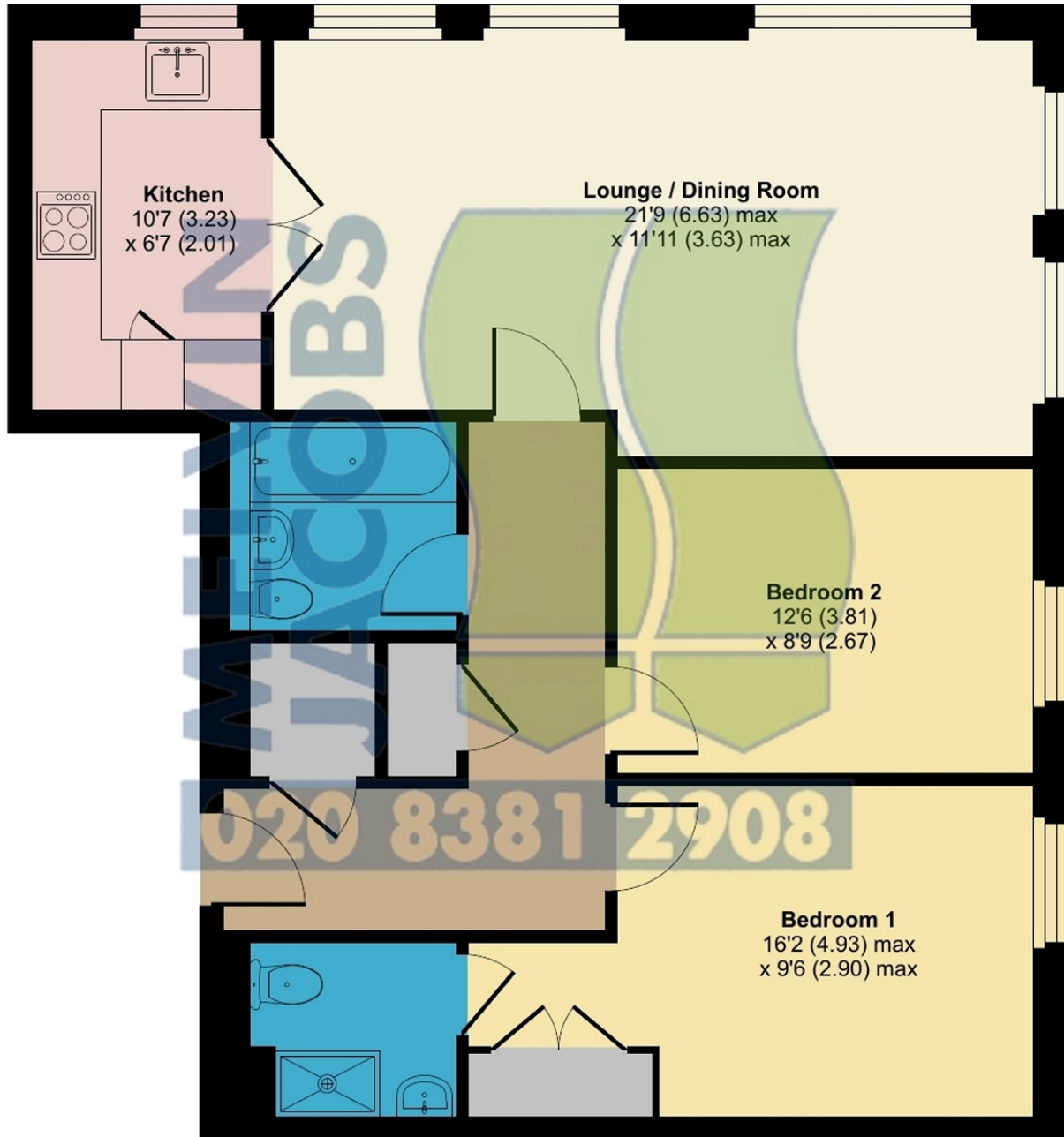
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

Fortune Avenue, Edgware, HA8 0FD

Approximate Area = 792 sq ft / 74 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Melvin Jacobs Estate Agents. REF: 817349