

Lodge Close, Edgware, HA8 7RL



- Double Bedroom
- Bathroom
- Kitchen
- Reception Room
- Storage Cupboard
- Video Entry Phone and Lift
- Communal Gardens
- 2 Allocated Parking Spaces
- Ground Floor
- CHAIN FREE

£300,000
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 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

Entrance Hall

Reception Room (19' 03" x 13' 10") or (5.87m x 4.22m)

Kitchen (16' 06" x 5' 02") or (5.03m x 1.57m)

Bedroom (10' 05" x 8' 01") or (3.18m x 2.46m)

Bathroom

Storage Cupboard (4' 09" x 3' 06") or (1.45m x 1.07m)

Communal Gardens

Allocated Parking for 2 Cars

There are 2 allocated parking spaces
One in the covered parking area and the other is accessed via a gated barrier

Tenure

We are informed that the tenure is Share of Freehold

Lease - 999 years from 25th March 1999

Service Charge - To be confirmed

Ground Rent - Peppercorn

Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

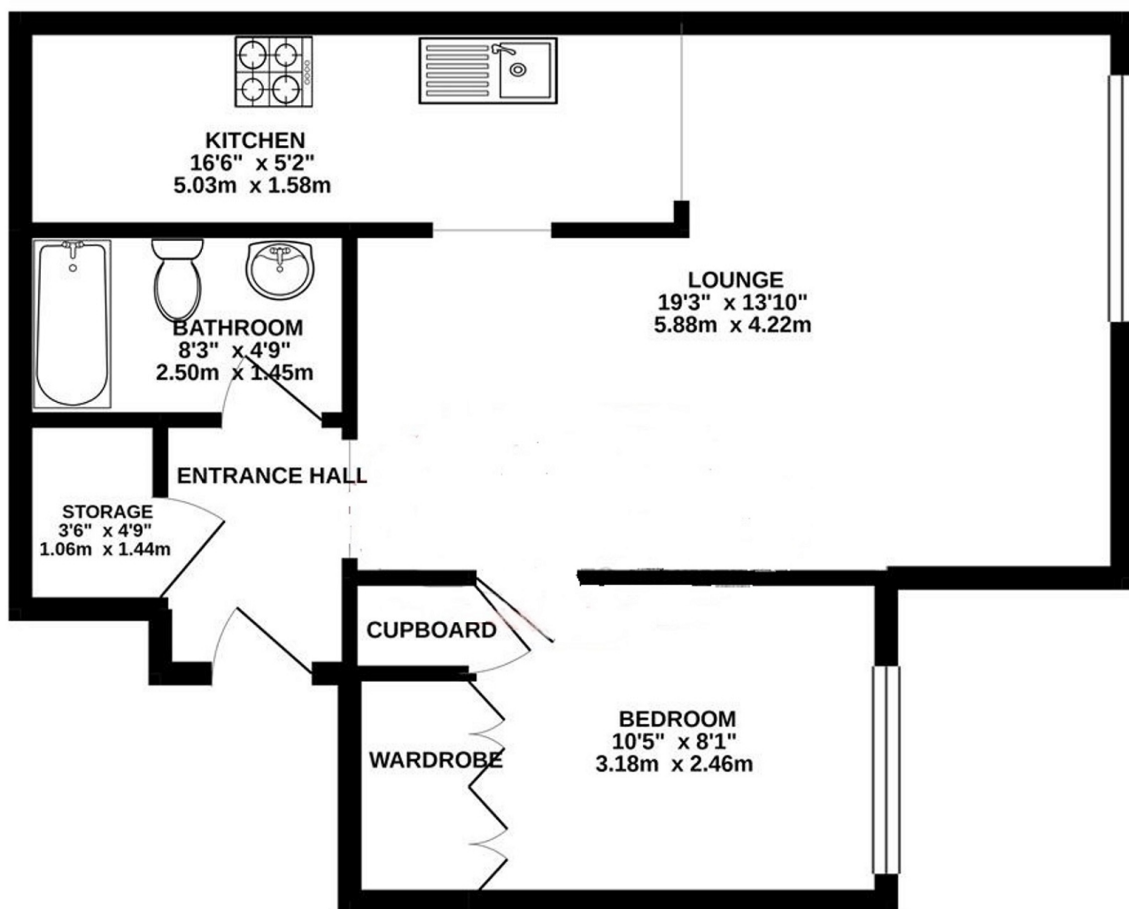
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45 - 47 Manor Park Crescent,
Edgware,
Middlesex,
HA8 7LY

e: info@melvinjacobs.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	67	
(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
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 503 sq.ft. (46.7 sq.m.) 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.

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