



- Ground Floor Two Bedroom Maisonette
- Living room
- Fitted Kitchen With Dining Area
- Bathroom
- Private Rear Garden
- Off Street Parking
- No Service Charge
- Ground Rent: Approx. £150 per annum
- Lease Remaining: 69 Years

Offers Over £375,000 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

















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.



Entrance (7' 07" x 6' 04") or (2.31m x 1.93m) Hallway (13' 08" x 6' 05") or (4.17m x 1.96m) Bedroom 1 (14' 07" x 13' 04") or (4.45m x 4.06m) Living Room (14' 05" x 10' 10") or (4.39m x 3.30m) Bathroom (7' 05" x 04' 07") or (2.26m x 1.40m) Bedroom 2 (13' 11" x 4' 09") or (4.24m x 1.45m) Kitchen/Diner (08' 11" x 20' 04") or (2.72m x 6.20m)

GARDEN

Tenure

We are informed that the tenure is Leasehold

Lease remaining: 69 Years

No Service charge

Ground rent: Approx £150 per Annum

Council Tax

Council tax band: C

Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

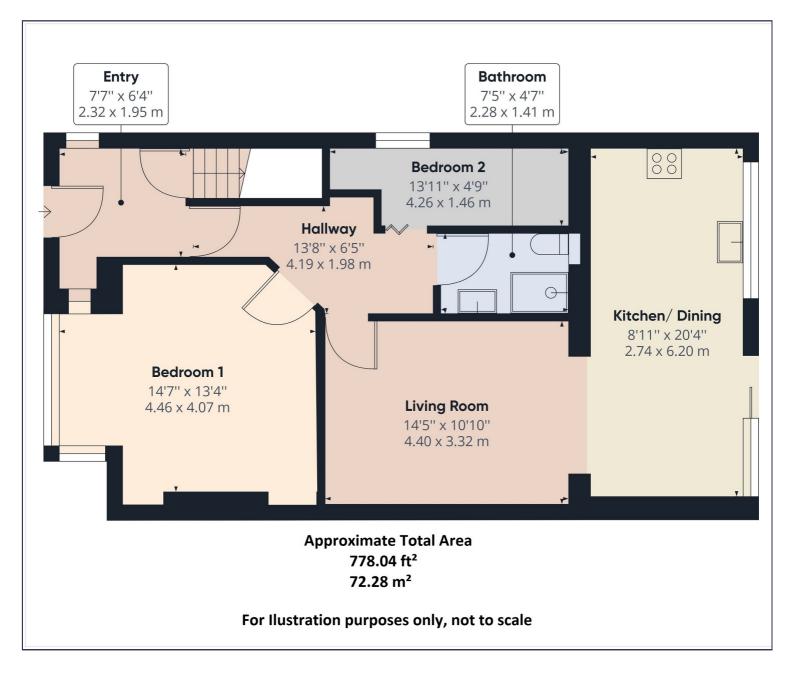
Melvin Jacobs Estate Agents 45 - 47 Manor Park Crescent, Edgware, Middlesex, HA8 7LY

e: info@melvinjacobs.com

Energy Efficiency Rating Very energy efficient - lower running costs (92-1) A (8-90) C (9-54) C (1-35) F (1-30) G Not energy efficient - higher running costs England, Scotland & Wales UD 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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