

1 Rodwell Place, Edgware, Greater London. HA8 6JX



- One Bedroom Flat
- Purpose Built Building
- Good Location
- Perfect for First Time Buyer or Investor
- Long Lease
- 999 Year Lease from Purchase
- Designated Parking Space
- Low Service Charges
- Bright and Airy

Offers Over
£280,000
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 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.

Hallway

Kitchenette/Sitting Room (20' 11" x 14' 2") or (6.38m x 4.32m)

Bedroom 1 (12' 3" x 9' 6") or (3.73m x 2.90m)

Bathroom

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

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

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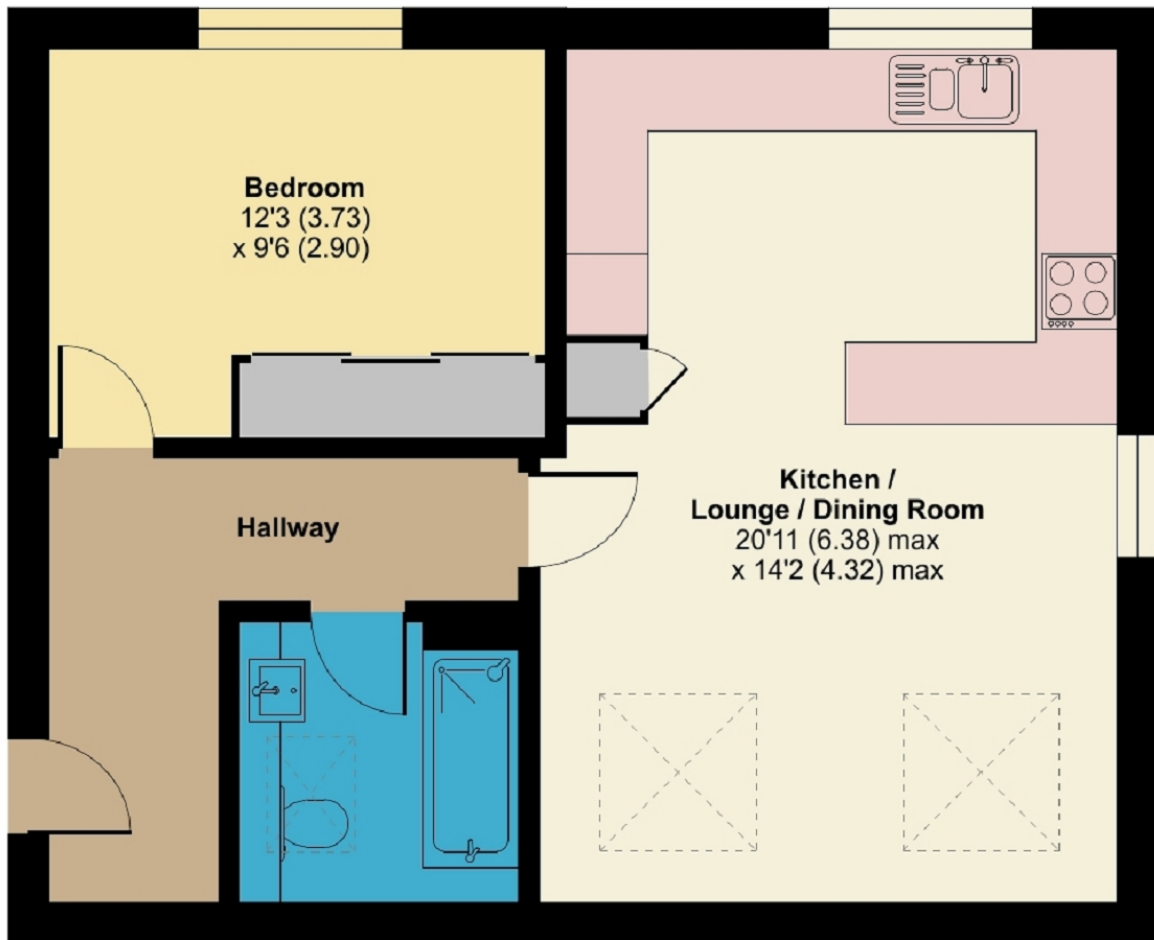
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

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Approximate Area = 547 sq ft / 50.8 sq m

For identification only - Not to scale



FIRST FLOOR

