



9 Bays Court Hale Lane, Edgware, HA8 9QS

Offers In Excess Of £450,000

****CHAIN FREE****

Three bedroom second floor flat in Bays Court ideally located for access to the multiple shopping and transport facilities of Edgware, and also easy access to multiple places of worship.

The property is offered chain free and would make an ideal downsize, first time buy or investment. Accommodation comprises of a large lounge/diner with south facing balcony, kitchen, Three bedrooms - one with en suite, family bathroom and use of communal garden and own garage.

To arrange an early viewing please call Benjamin Stevens Edgware.

Exterior



Main front entrance, door to rear for shared garden.

Hallway



L shaped hallway leading to all rooms, carpeted throughout, airing cupboard housing water cylinder, large storage cupboard.

Bedroom One 9'5x15'2 (2.87mx4.62m)



Laid to carpet, Range of fitted wardrobes,

Ensuite 8x6'6 (2.44mx1.98m)

Laid to carpet, Bath tub with mixer tap, Shower attachment, Pedestal wash hand basin, Low level w/c, semi tiled.

Bedroom Two 9'11x13'1 (3.02mx3.99m)



Laid to carpet, range of fitted cupboards.

Bedroom Three 7'9x13'1 (2.36mx3.99m)



Laid to carpet, fitted wardrobes.

Lounge/Diner 12'11" x 19'1" (3.96m x 5.82m)



Large sized room featuring a balcony, Laid to carpet

Lounge View Two 12'11" x 19'1" (3.96m x 5.82m)



Communal Garden



Kitchen 9'6x14'6 (2.90mx4.42m)



Semi tiled kitchen, Range of wall and base units, Stainless steel sink, Built in corner dining table

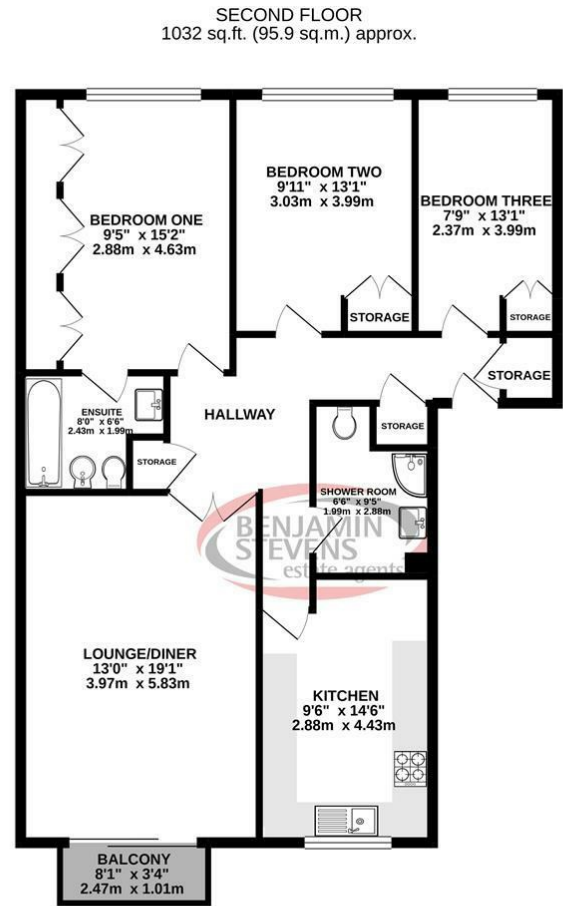
Shower Room 6'6x9'5 (1.98mx2.87m)



Low level W/C, Corner shower, Pedestal hand basin.

Balcony 3'3" x 8'0" (1 x 2.44m)

Floor Plan

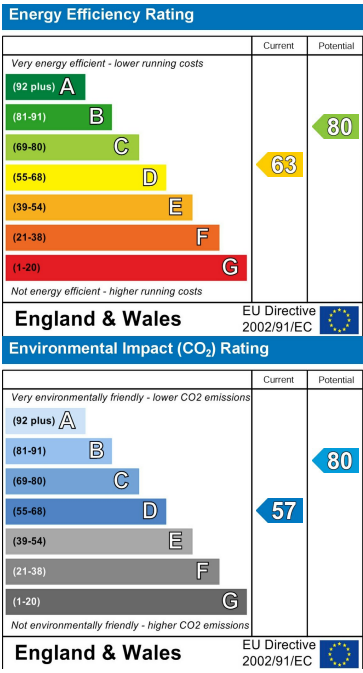


TOTAL FLOOR AREA: 1032 sq.ft. (95.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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