

27 Flora Court Fortune Avenue, Edgware, HA8 0FL

Offers In Excess Of £300,000

A Modern Third Floor Two Bedroom Two Bathroom Apartment, located on the popular Fortune Avenue development within close proximity to Edgware and Burnt Oak Tube Stations, local schools and shopping.

Accommodation comprises Open-Plan Fitted Kitchen/Lounge, Two Bedrooms and Two Bathrooms (One Ensuite).

Features include Private Balcony, Allocated Parking Space and Communal Gardens. This is an ideal first time buy or investment.

Early viewings highly recommended, please call vendor's agents Benjamin Stevens now.

Hallway 23'1 x 4' (7.04m x 1.22m)

Wood effect flooring, two cupboards, doors to:

Reception / Kitchen 18'2 max x 14' (5.54m max x 4.27m)



Wood effect flooring, windows to two aspects, sliding door to balcony, open to kitchen area.

Reception / Kitchen (2nd view)



Kitchen Area



Range of wall and base units, integrated oven and hob with extractor over, integrated fridge/freezer, integrated dishwasher, side aspect window.

Bedroom One 17'1 (max) x 9'1 (max) (5.21m (max) x 2.77m (max))



Laid to carpet, floor to ceiling window, door to ensuite shower room.

En-Suite shower room.



Part tiled, shower cubicle, pedestal wash hand basin, low level WC.

Bedroom Two 10' x 9' (3.05m x 2.74m)



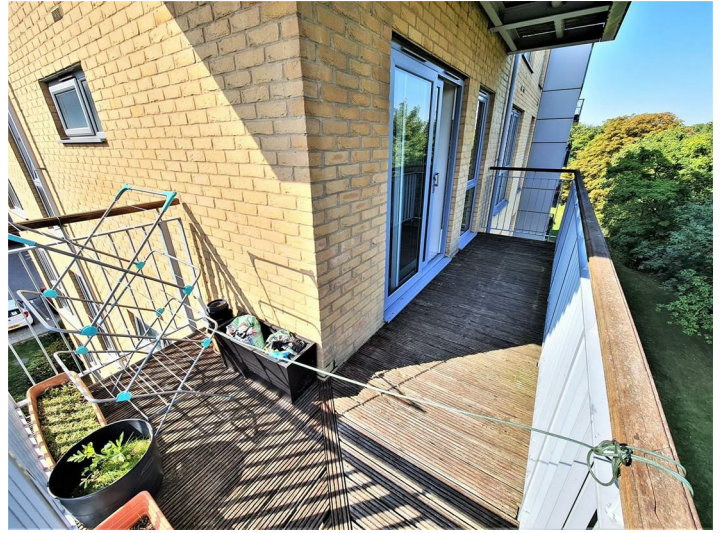
Laid to carpet, floor to ceiling window.

Family Bathroom



Part tiled, Panelled bath, Pedestal wash hand basin, and low level WC.

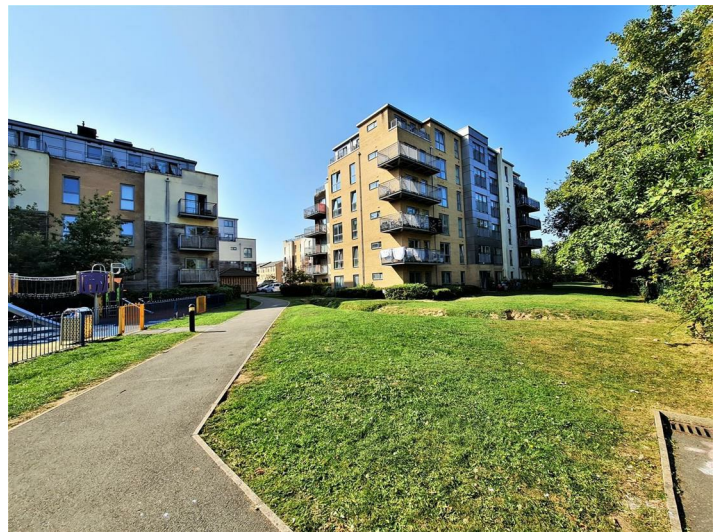
**Balcony 17'9 (max) x 8'1 (max) (@3'11 depth)
(5.41m (max) x 2.46m (max) (@1.19m depth))**



View from Balcony



Communal Gardens

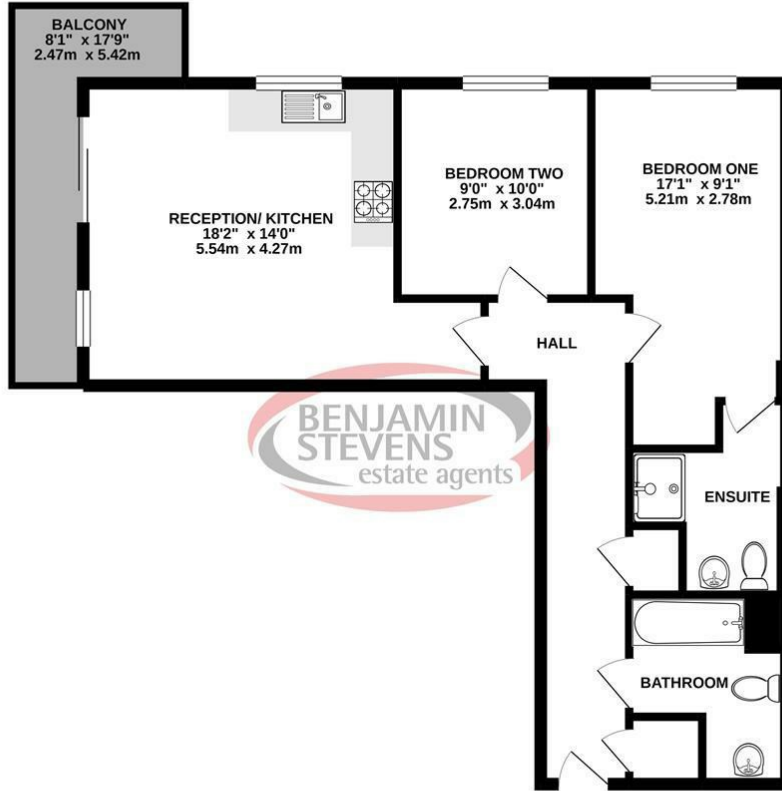


Tenure

Leasehold - 111 years remaining.
Service charge -£190pcm (£2,280 p/a)
Ground Rent - £300 p/a

Floor Plan

THIRD FLOOR
683 sq.ft. (63.5 sq.m.) approx.



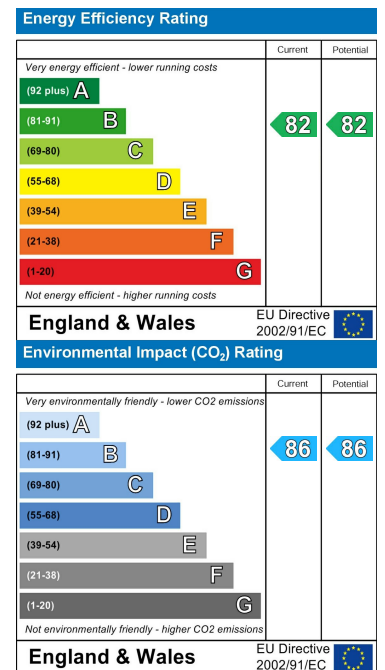
TOTAL FLOOR AREA: 683 sq.ft. (63.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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



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