



42 Domus Court Fortune Avenue, Edgware, HA8 0FJ

£1,350 PCM

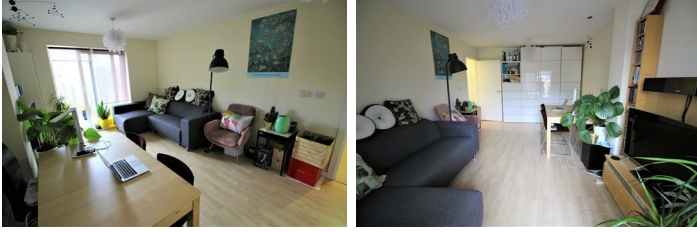
Benjamin Stevens are pleased to present this one bedroom purpose built flat in the Fortune Avenue development in Edgware HA8. This second floor flat comes with a lift, underground parking, and a balcony. It is located close to Edgware hospital, local transport links, shopping and schools.

Available 17th June 2024 on a furnished basis please call us on 020 8958 1118 to arrange a viewing.

Entrance hallway

Door from communal hallway, laminate flooring throughout, door entry phone system, doors to reception, bedroom, bathroom and kitchen

Reception 17'2 x 11'0 (5.23m x 3.35m)



Large reception room with laminate flooring throughout. ceiling light, double glazed sliding doors to private balcony

Balcony



Private covered balcony

Bedroom 13'3 x 9'6 (4.04m x 2.90m)



Laminate flooring throughout, double glazed window over looking balcony, ceiling light, built in wardrobes

Kitchen 11'0 x 5'8 (3.35m x 1.73m)



Modern kitchen featuring range of wood effect wall and base units with black roll top counters. Gas hob, electric oven with extractor hood over, integrated washer dryer, space for fridge freezer, spotlights

Bathroom 9'7 x 7'4 (2.92m x 2.24m)



Modern suite comprising large bath tub with mixer tap and thermostatic shower, hidden cistern push button flush low level WC, large wash hand basin with vanity storage under. heated towel rail, tiled floors and part tiled walls. Airing cupboard housing boiler unit.

Parking

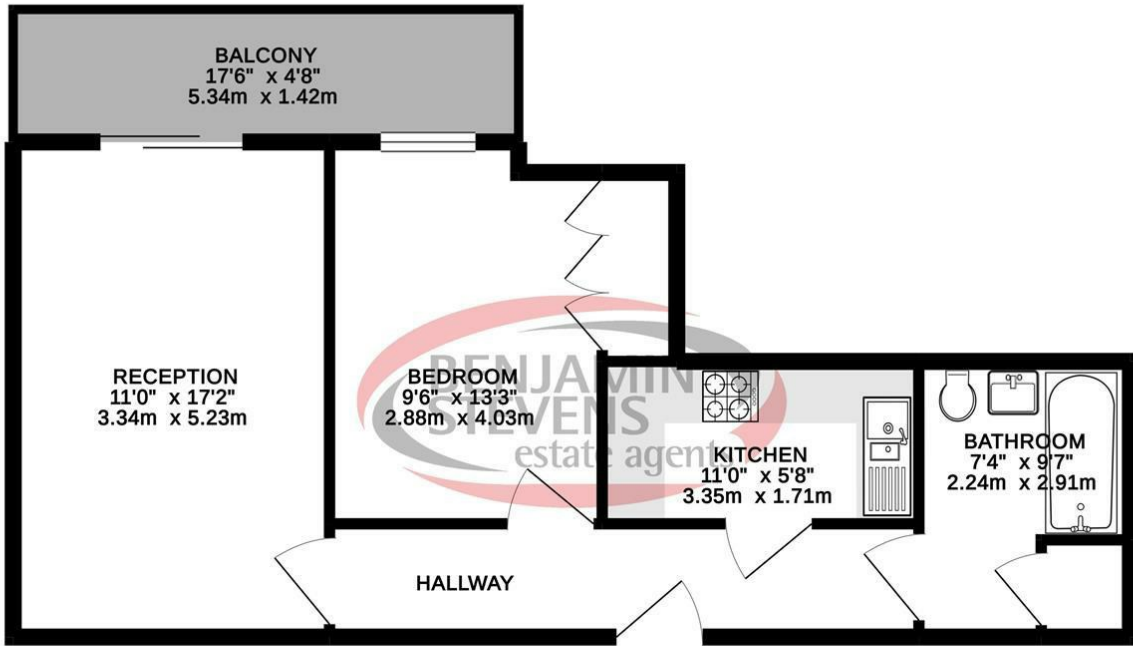
Allocated underground parking space with gated access

Council Tax

Barnet Council Tax Band C £1,744.32 2021/2022

Floor Plan

GROUND FLOOR 539 sq. ft.
(50.1 sq. m.)



1 bedroom flat

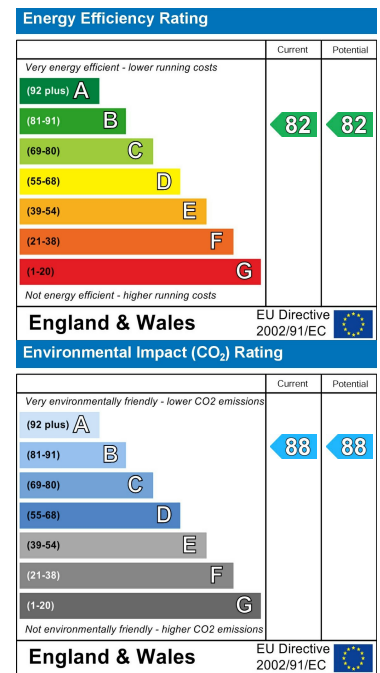
TOTAL FLOOR AREA: 539 sq. ft. (50.1 sq. m.) approx.

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.
Made with Metropix ©2019

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



Edgware Office- 194 Station Road, Edgware, HA8 7AT. Tel: 020 8958 1118
 Bushey Heath Office- 59 High Road, Bushey, WD23 1EE. Tel: 020 8950 7777
www.benjaminstevens.co.uk