

## Ashford Court Cranmer Road, Edgware, HA8 8UD

**Offers In Excess Of £300,000**

Large one bedroom purpose built flat second floor flat for sale at Ashford Court on Cranmer Road. Located on the Broadfields side of Edgware this chain free flat offers excellent living space and would make an ideal first time buy or investment.

Within walking distance of the shops and Rosh Pinar School it is also with the Eruv. Accommodation comprises entrance hallway with storage and loft access leading to a large reception room, separate kitchen, large bedroom with private balcony, modern bathroom and separate WC.

Features include Share of Freehold, double garage, residents parking and video entry phone system plus a lease of 967 years.

To arrange a viewing please call Benjamin Stevens on 020 8958 1118.

**Exterior**



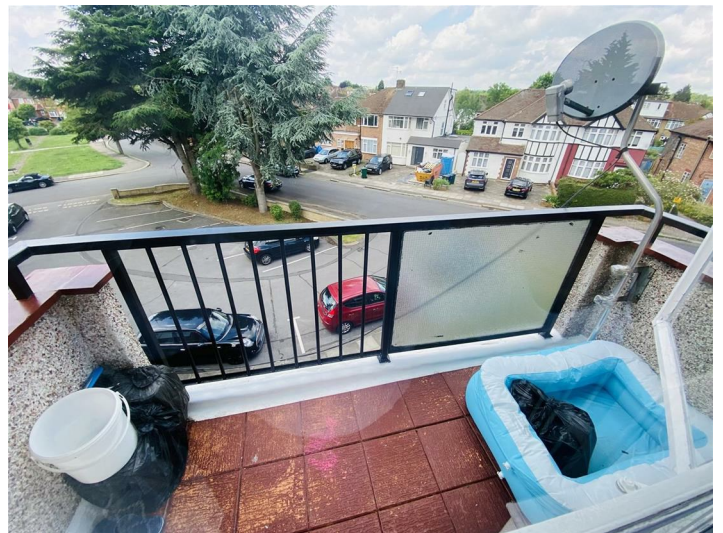
**Bedroom**



**Living room**



**Balcony**



**Kitchen**

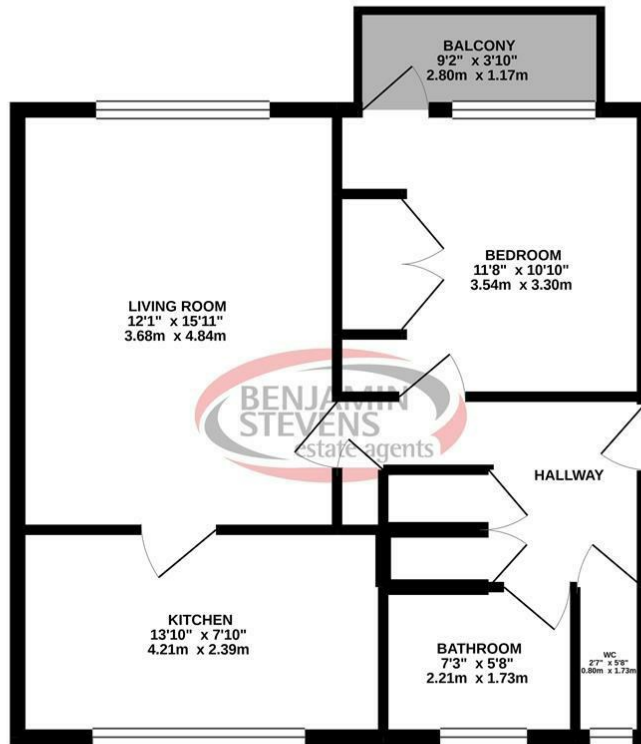


**Bathroom**



# Floor Plan

**TOP FLOOR**  
554 sq. ft. (51.4 sq. m.) approx.

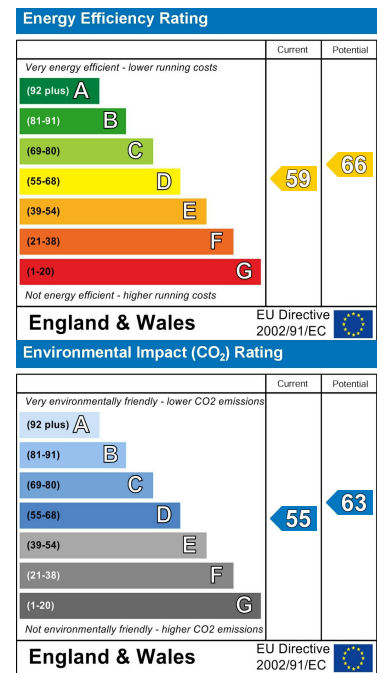


TOTAL FLOOR AREA: 554 sq. ft. (51.4 sq. m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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



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