



## 6 Bays Court Hale Lane, Edgware, HA8 9QS

**£2,175 PCM**

Benjamin Stevens are pleased to market this three bedroom first floor flat located in central Edgware. The property offers three bedrooms with ample storage space, spacious lounge with door leading to balcony, fitted kitchen, and two bathrooms. Available 3rd June

Situated close to Edgware's Station road makes access easy for local amenities such as the Broadwalk shopping centre, restaurants and supermarkets.

Transport links include Northern Line tube and Edgware bus station and links to the M1.

Other features include gas central heating, and two bathrooms.

Call now for more details!



## External



## Lounge 19'1 x 12'11 (5.82m x 3.94m)



Double glazed windows to the rear aspect and laid to carpet.

## Kitchen 17'3 x 8'4 (5.26m x 2.54m)



Range of wall and base units, electric cooker with extractor hood, tower oven, integrated fridge freezer, washing machine, tumble dryer, stainless steel sink with mixer taps and drainer board, double glazed window to the rear aspect and tiled throughout,

## Bedroom One 15'7 x 9'7 (4.75m x 2.92m)



Built in wardrobes, laid to carpet and double glazed windows to the front aspect.

## Bedroom Two 13'1 x 7'10 (3.99m x 2.39m)



Built in wardrobes, laid to carpet and double glazed windows to the front aspect.

## Bedroom Three 13'1 x 7'10 (3.99m x 2.39m)



Built in wardrobes, laid to carpet and double glazed windows to the front aspect.

**En-suite 8'3 x 6'2 (2.51m x 1.88m)**



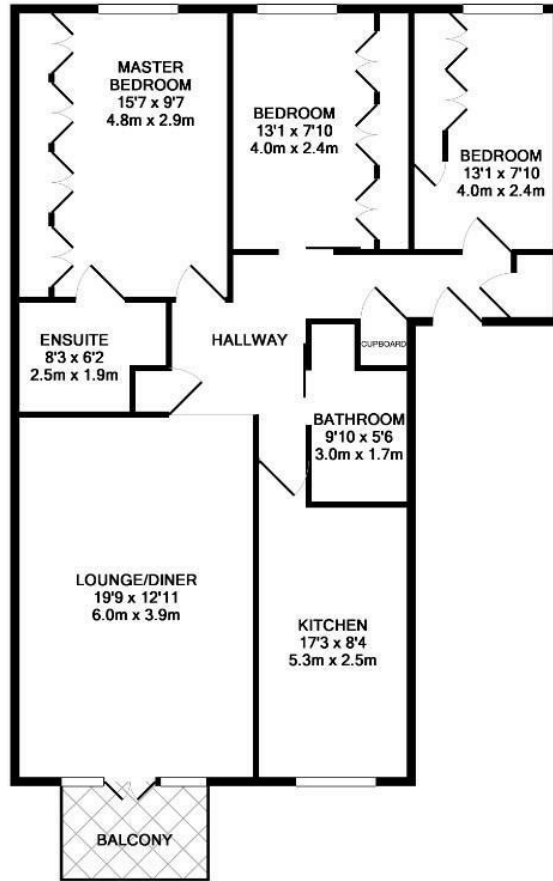
Walk in shower, wall attached unit sink with mixer taps, low level W/C and tiled throughout.

**Bathroom 9'10 x 5'6 (3.00m x 1.68m)**



Panelled bath with shower attachment and screen, heated towel rail, wall attached unit sink with mixer taps, low level W/C and tiled throughout.

# Floor Plan



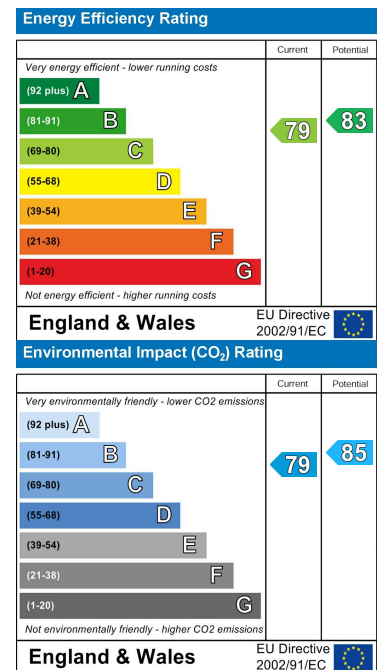
TOTAL APPROX. FLOOR AREA 94.3 SQ.M. (1015 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2015

# Area Map



# Energy Efficiency Graph



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