



4 Eaton Court Edgware Way, Edgware, HA8 8JZ

Asking Price £269,950

CHAIN FREE

A Two Bedroom, Two Bathroom Ground Floor over 60's apartment in the popular Eaton Court, on Edgware Way with share of freehold.

Accommodation comprises two bedrooms, reception, kitchen, en-suite shower room to main bedroom, guest shower room and direct access to the gardens.

Features include communal living room, in-house hair salon, guest room for visitors, secure luggage store, on-site manager and onsite residents parking.

To arrange a viewing, please contact our Edgware Office on 020 8958 1118.

Exterior

Electric sliding doors into communal lobby

Lobby

Warden office with access to all communal areas

Entrance hallway

Door from hallway, large storage cupboard, carpeted throughout, doors to reception room and both bedrooms. Door to shower room

Reception room 17'3 x 10'10 (5.26m x 3.30m)



Door to front gardens, carpeted throughout, ceiling lights, door to kitchen, video entry phone door system.

Kitchen 10'7 x 9'10 (3.23m x 3.00m)



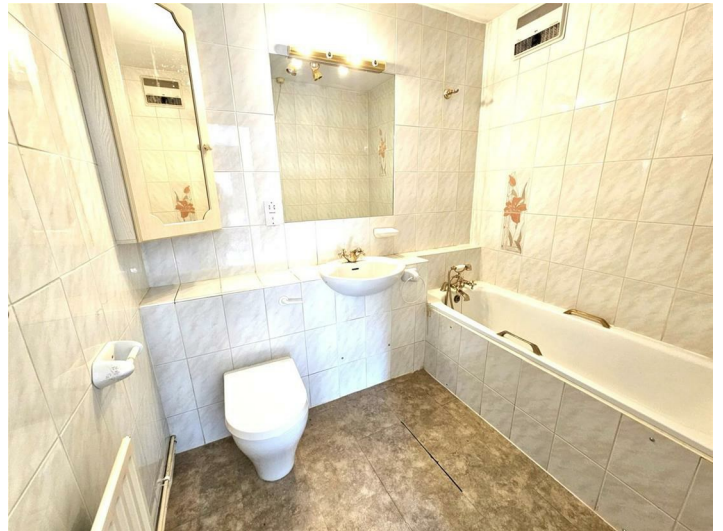
Range of wall and base units, gas hob with extractor hood over, double oven, integrated fridge/freezer and dishwasher, tiled floor and splashback. Space for washing machine, sink with mixer tap and drainer, cupboard housing Worcester boiler.

Master bedroom 16'2 x 14'11 (4.93m x 4.55m)



Double doors to front gardens, door to en-suite bathroom, carpeted throughout, full range of fitted wardrobes and drawer units.

En-suite bathroom 7'6 x 5'10 (2.29m x 1.78m)



Fully tiled bathroom with bathtub with mixer tap and shower attachment, inset wash hand basin and hidden cistern low level WC. Vanity mirror, medicine cabinet and radiator.

Bedroom two 10'9 x 7'1 (3.28m x 2.16m)



Double glazed window to front aspect, bifold doors allowing the option of adding to the reception area or closing off as a bedroom

Shower room 8'3 x 4'9 (2.51m x 1.45m)



Fully tiled shower room with shower cubicle, hidden cistern low level WC and inset wash hand basin. Spotlights, extractor fan, radiator and vanity mirror.

Gardens



Front gardens with direct access from the flat plus large communal gardens with lawn areas and patios to the rear of the block.

Tenure

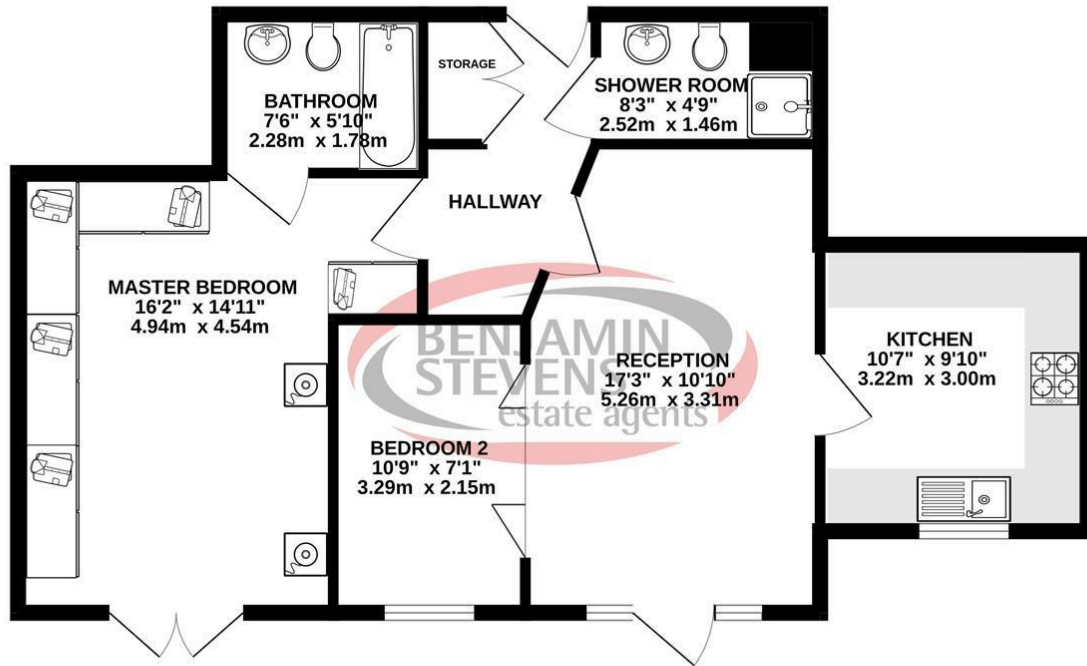
Share of Freehold

No Ground rent

Service charge £856.14 per quarter

Floor Plan

GROUND FLOOR
707 sq.ft. (65.7 sq.m.) approx.

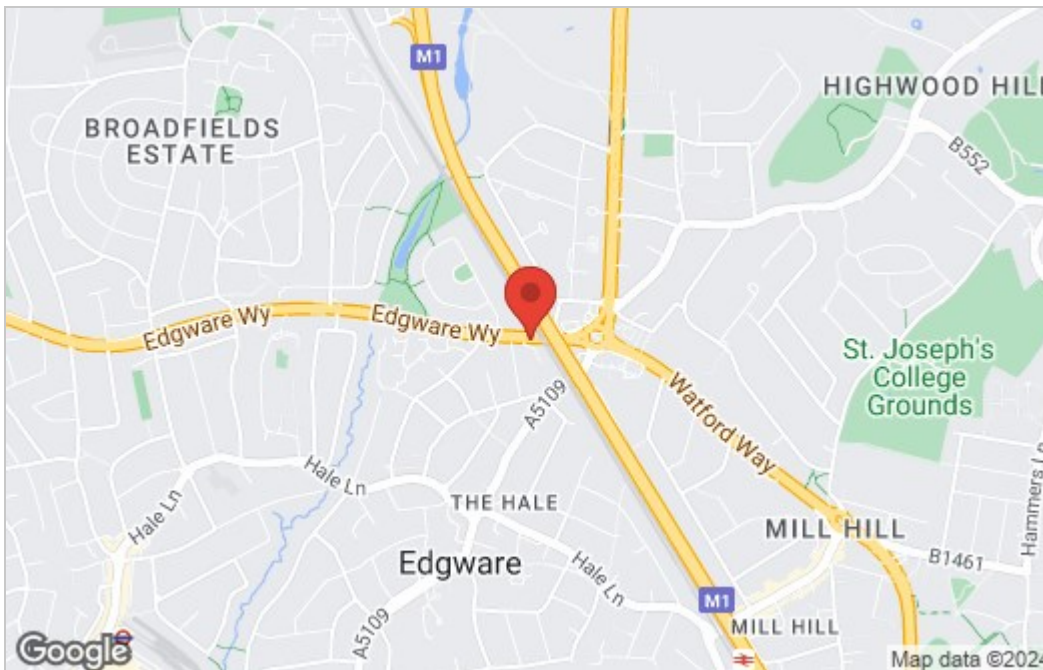


TWO BED TWO BATH APARTMENT

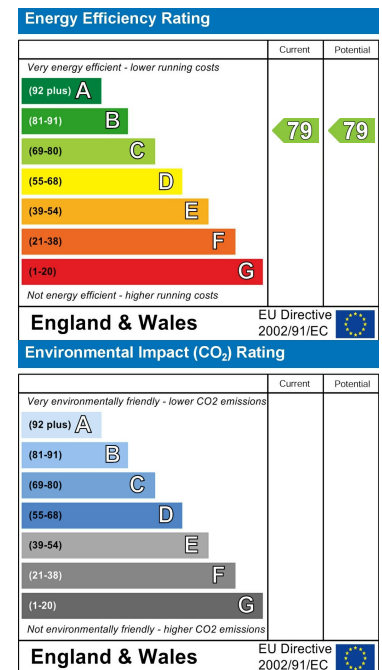
TOTAL FLOOR AREA : 707 sq.ft. (65.7 sq.m.) approx.

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



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