



Eaton Court 126 Edgware Way, Edgware, HA8 8JZ

Offers In Excess Of £350,000

CHAIN FREE *New 999 year lease*

A well kept two bedroom two bathroom ground floor over 60's apartment in the popular Eaton Court, Edgware Way with share of freehold. Accommodation comprises two bedrooms, reception, kitchen, en-suite shower room to main bedroom, guest shower room and private patio garden.

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

Early viewing is highly recommended via vendor's sole agents Benjamin Stevens, call now to view!

Entrance Hallway



Laid to carpet, doors to:

Bedroom One 16'2 x 10'7 (4.93m x 3.23m)



Laid to carpet, range of fitted wardrobes, double glazed rear aspect window, door to en-suite shower room.

En-suite shower room



Large walk in shower, low level WC, wash hand basin and heated towel rail.

Bedroom Two 11'6 x 7' (3.51m x 2.13m)



Laid to carpet, rear aspect window, folding doors to the reception room.

Guest Cloakroom / Shower



Reception Room 18'9 x 12'6 (5.72m x 3.81m)



Laid to carpet, rear aspect window and door to private patio, door to separate kitchen, folding doors to bedroom two.

Reception - alternate



Common room



Kitchen 12'8 x 7'6 (3.86m x 2.29m)



Tenure

Leasehold - Share of Freehold

Ground Rent: £0

Service Charges: £850 per quarter (£3,400 p/a)

Council Tax band E

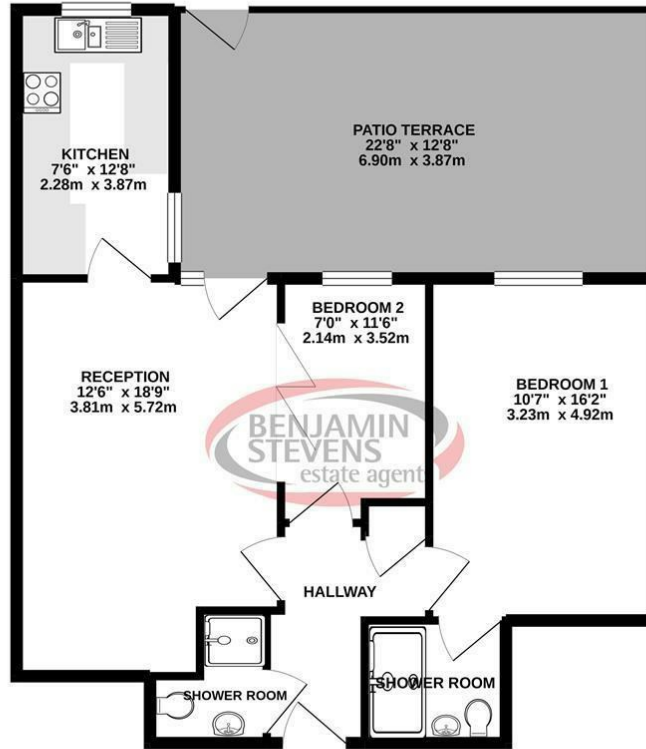
Range of wall and base units, one and half bowl sink unit with mixer tap and drainer. Hob, integrated oven. Dual aspect windows.

Private Patio



Floor Plan

GROUND FLOOR
695 sq.ft. (64.6 sq.m.) approx.



TWO BED TWO BATH GROUND FLOOR OVER 55S

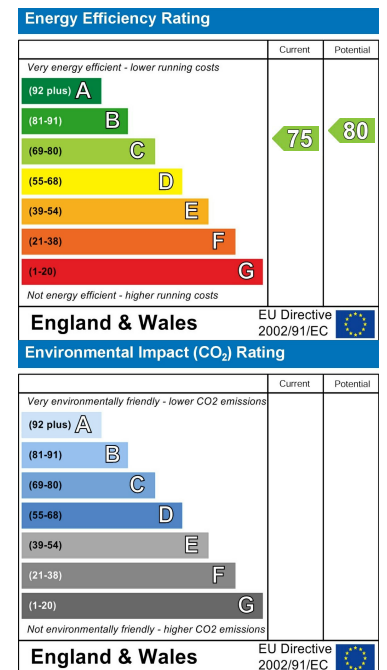
TOTAL FLOOR AREA: 695 sq.ft. (64.6 sq.m.) approx.

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 misstatement. 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 ©2021

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