



## Jupiter Court Cameron Crescent, Edgware, HA8 0FN

**Offers In Excess Of £300,000**

A Bright and Spacious Two Double Bedroom, Two Bathroom raised Ground Floor Flat, in this convenient Edgware location.

Accommodation comprises two Double Bedrooms, En-suite to Bedroom One, Family Bathroom, and a spacious open plan Reception / Kitchen.

Features include parking, and well kept communal gardens.

An early viewing is highly recommended via vendor's sole agents Benjamin Stevens. Call now to view!

### Entrance Hallway

Two storage cupboards, doors to:

### Open Plan Reception / Kitchen 24'6 x 12' (7.47m x 3.66m)



Laid to carpet, Juliet balcony overlooking communal gardens, open to Kitchen area.

### Kitchen Area



Range of wall and base units, gas hob with oven under, plumbed for washing machine, sink unit with mixer tap and drainer.

### Bedroom One 14'6 x 9'1 (4.42m x 2.77m)



Laid to carpet, double glazed window overlooking communal gardens, door to en-suite.

### En-Suite 6'2 x 5'7 (1.88m x 1.70m)



Shower cubicle, pedestal wash hand basin, low level WC.

### Bedroom Two 14'6 x 7'10 (4.42m x 2.39m)



Laid to carpet, double glazed window overlooking communal gardens.

### Family Bathroom 6'10 x 5'3 (2.08m x 1.60m)



Panelled bath with mixer tap and shower attachment, wash hand basin, and low level WC.

## Communal Gardens



### Tenure

Leasehold - 108 years remaining

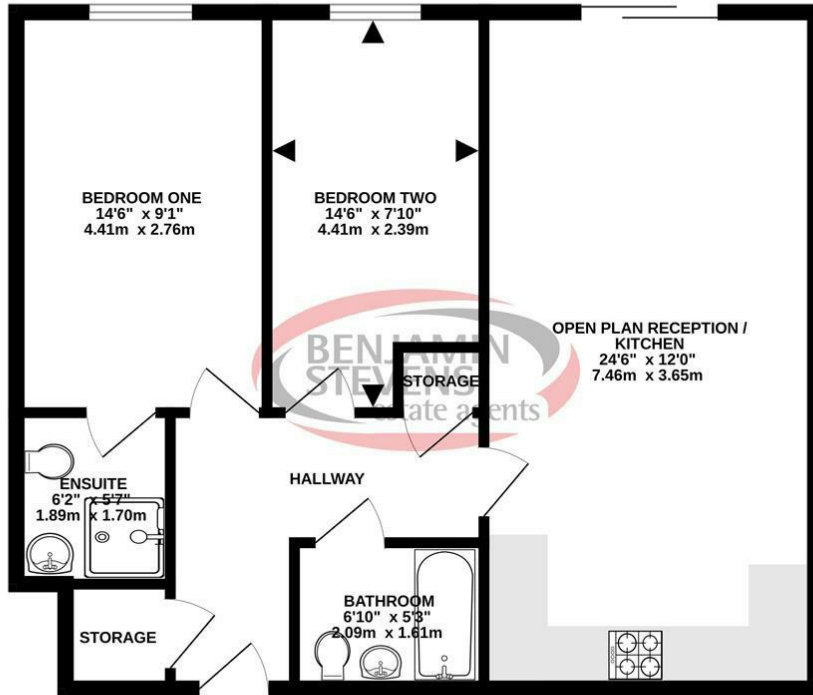
Service Charge approx £2,360 p/a

Ground Rent £300 (£150 bi-annually)

Council tax Band D

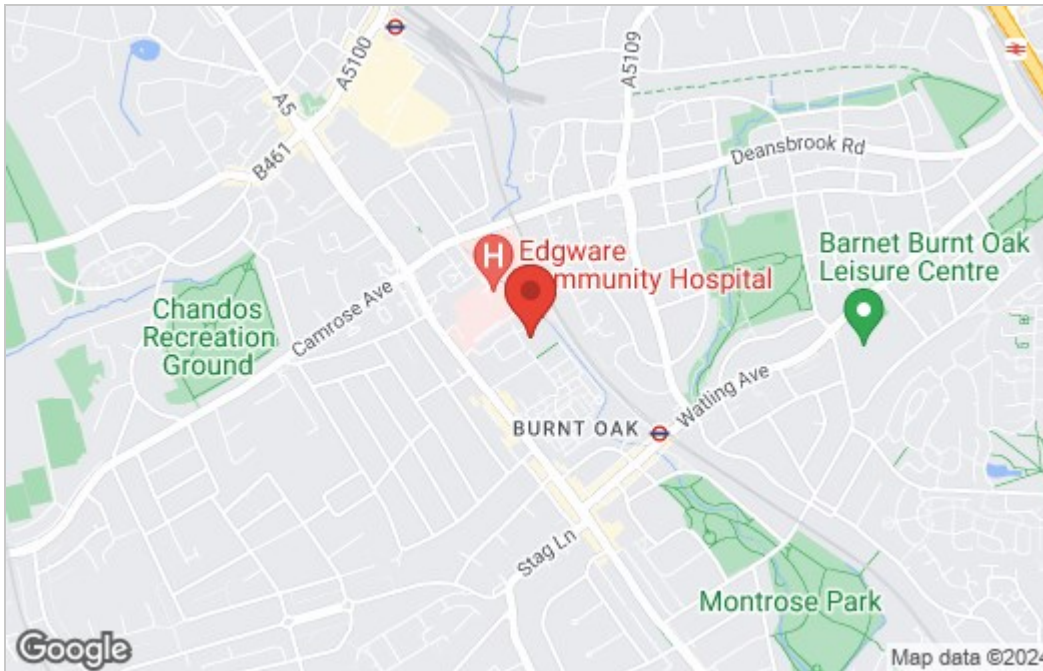
# Floor Plan

GROUND FLOOR  
700 sq.ft. (65.0 sq.m.) approx.

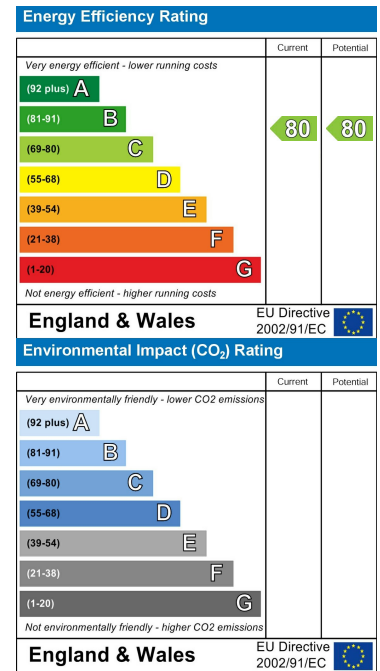


TOTAL FLOOR AREA: 700 sq.ft. (65.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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