



**14 Eaton Court Edgware Way, Edgware, HA8 8JZ**

**Asking Price £220,000**

**\*CHAIN FREE\***

A one bedroom first floor over 60's apartment in the popular Eaton Court, Edgware Way with share of freehold.

Accommodation comprises a bedroom, reception, separate kitchen, family bathroom and a balcony.

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 Benjamin Stevens, call now to view!

**Exterior**



**Bathroom**



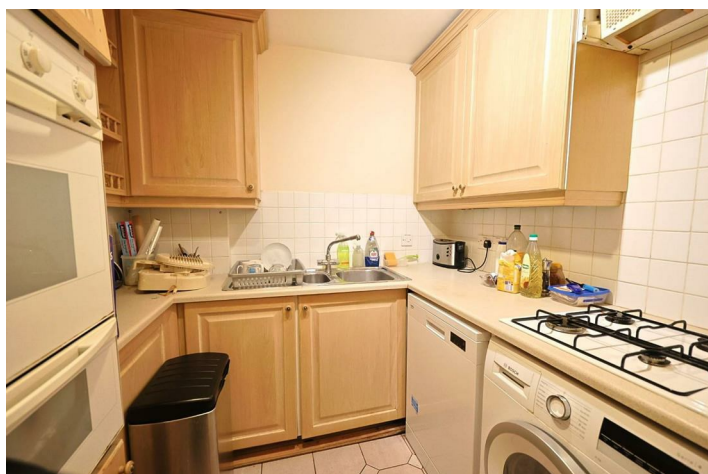
**Bedroom 13'3" x 10'9" (4.04 x 3.29)**



**Reception Room 20'3" x 10'11" (6.19 x 3.35)**



**Kitchen 7'11" x 7'8" (2.42 x 2.34)**



**Balcony**



## Communal Area



## Communal Gardens

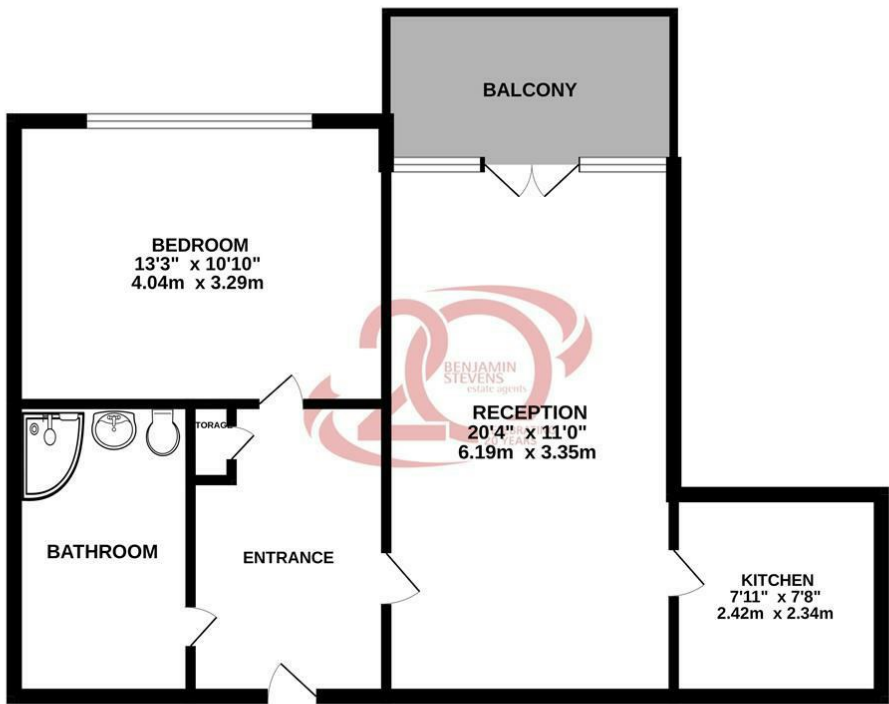


## Tenure

Share of Freehold  
No Ground Rent  
Lease- 996 years  
Service Charge- £2,360pa (£590 every three months)

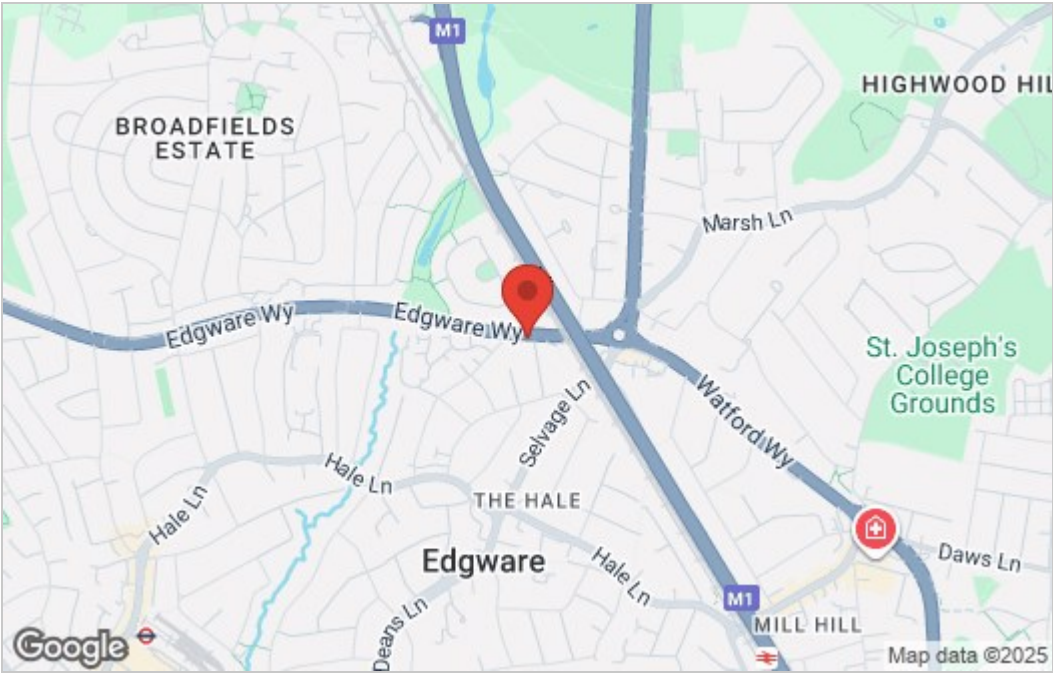
Floor Plan

GROUND FLOOR  
596 sq.ft. (55.4 sq.m.) approx.

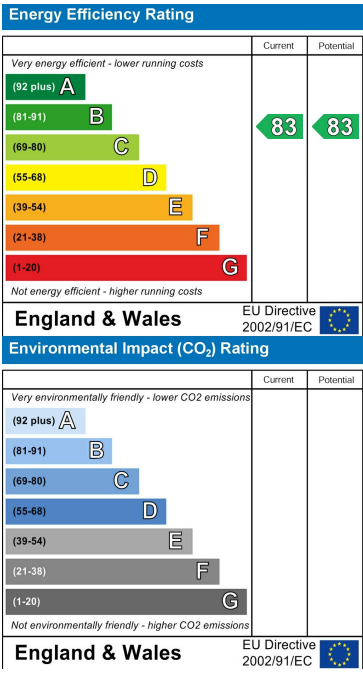


TOTAL FLOOR AREA: 596 sq.ft. (55.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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



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



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