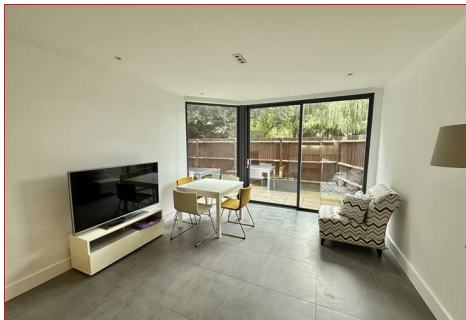




**BENJAMIN
STEVENS.**
estate agents



Flat 2, 104, Apollo Court Edgwarebury Lane, Edgware, HA8 8LY

Asking Price £399,950

An immaculate Two Bedroom, Two Bathroom Ground Floor Apartment in this modern block.

Accommodation comprises Two Double Bedrooms, Spacious open plan reception room, modern kitchen area, family bathroom, and en-suite to Bedroom One.

Features include secure underground parking (with private store room in the car park), communal gardens and private garden.

The block is located within the Eruv and also benefits from a Shabbat entrance.

An early viewing is highly recommended call Benjamin Stevens to view now!

Exterior



Reception Area 23'11" x 12'9" (7.29 x 3.91)

Kitchen

Family Bathroom 10'2" x 5'4" (3.12 x 1.65)

Bedroom One 19'10" x 8'11" (6.07 x 2.74)

En-suite to Bedroom One

Bedroom Two 11'5" x 8'6" (3.50 x 2.60)

Communal Gardens



Private Garden



Tenure

Lease- 114 years remaining

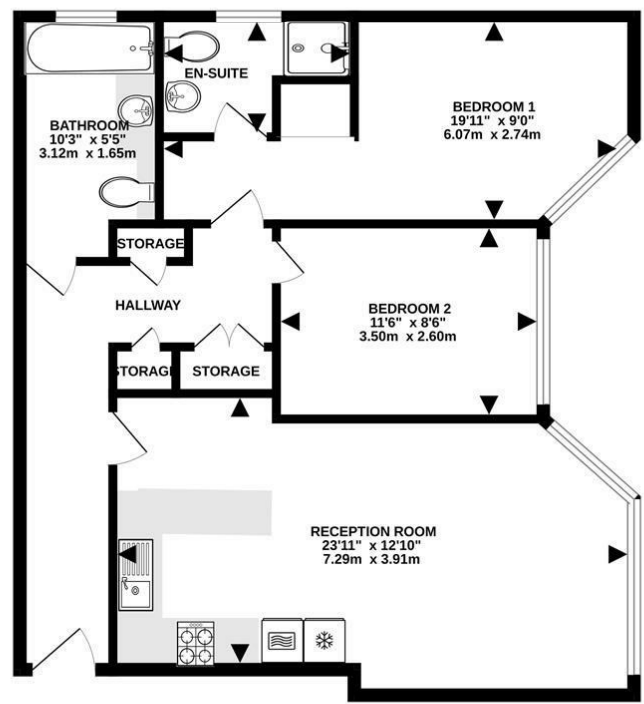
Ground Rent- £275pa

Service Charge- £5,040.00pa

Council Tax Band- D (Barnet)

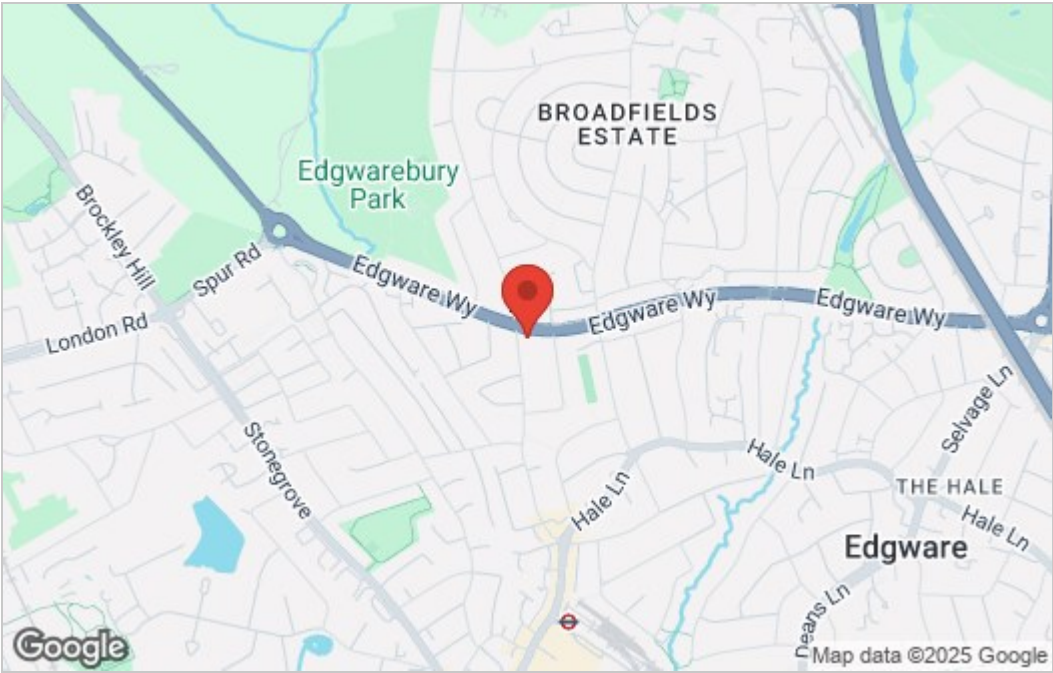
Floor Plan

GROUND FLOOR

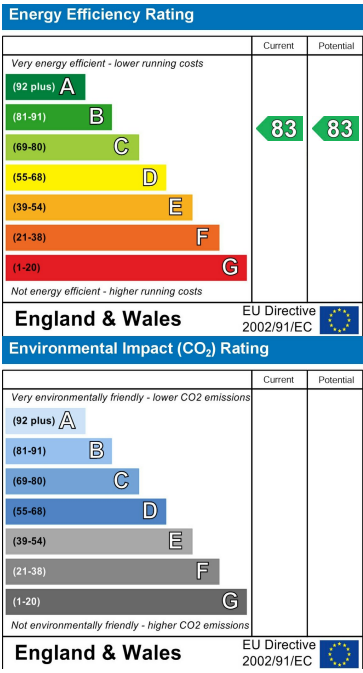


GROUND FLOOR FLAT
TOTAL FLOOR AREA: 783 sq.ft. (72.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
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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.

