



 **2**
Bedrooms

 **1**
Bathroom

Two double bedrooms first-floor purpose-built flat.in good conditon throughout, well appointed, an early viewing is highly recommended

Greengate Residential is very happy to announce the sale of this spacious well-appointed purpose-built first-floor 2 bedroom flat. Situated minutes from Edmonton Green train station. Edmonton Green Shopping Centre is minutes away with easy access to its many shopping facilities This property is ideal for the first-time buyer or the buy to let landlord, The property is in good condition throughout and is currently let. Benefits include, Two double bedrooms, a Large lounge, Fitted kitchen, Full Gas central heating, Allocated Parking, Long Lease and is offered ChainFree An early viewing is highly recommended. By appointment only.

ENTRANCE HALL

Laminated Floor, Entryphone system, Radiator, Storage cupboard housing Combination Boiler.

LOUNGE

13' 1" x 18' 2" (4.0m x 5.56m) Semi-Open Plan with Kitchen. large casement window to rear aspect. Double radiator

KITCHEN

9' 9" x 5' 4" (2.99m x 1.64m) Semi-Open Plan into Lounge, Ample wall and base units, integrated electric Oven and Hob, Splashback tiles. Stainless steel single drainer sink with mixer tap. Single radiator.

BEDROOM 1

12' 11" x 9' 10" (3.94m x 3.0m) Double bedroom, Two casement windows to front aspect, Double radiator Fitted cupboard

BEDROOM 2

12' 1" x 10' 2" (3.7m x 3.1m) Double Bedroom, Casement window to rear aspect, Double radiator. ample power points.

BATHROOM

8' 3" x 6' 4" (2.52m x 1.94m) Large bathroom benefitting from Panelled bath with shower attachment, W.C, Hand washbasin, Frosted window to front aspect. Fully tiled floor, Part tiled walls, storage cupboard housing washing machine, Extractor fan.

