



 **2**  
Bedrooms

 **1**  
Bathroom



Greengate Residential are pleased to announce the sale of this 2 bedroom ground floor purpose built flat situated close to Edmonton Green travel and shopping facilities. The property is in need of modernization throughout and is an ideal buy to let project or for any first time buyer. Benefits include very long lease, double glazed windows, spacious lounge and bedroom, chain free.

SERVICE CHARGE: £1,542.00

LEASEHOLD: 157 years

COUNCIL TAX BAND: B

**LOUNGE AREA**

15' 4" x 9' 3" (4.68m x 2.82m)

Double Glazed window to front, Laminated Floor, Open to Kitchen, Door to Bedroom 2

**KITCHEN**

8' 9" x 6' 5" (2.69m x 1.97m)

Wall and Base Units, Fully Fitted Electric Oven and Hob, Extractor Fan, Plumbed for Washing Machine, Fully Tiled Floor, Sink Unit plus Mixer Taps Splash Back Tiles

**BATHROOM**

6' 5" x 6' 2" (1.98m x 1.90m)

Paneled Bath with Mixer Taps, Pedestal Hand Wash Basin, W.C 3/4 Tiled Walls, Extractor Fan

**BEDROOM 1**

17' 1" x 12' 6" (5.23m x 3.82m)

Fitted Wardrobes, Laminated floor, Double Glazed Window to side. Electric Wall Mounted Heater

**BEDROOM 2**

10' 9" x 6' 10" (3.29m x 2.10m)

Laminated Floor, Double Glazed Window to Front Aspect

