



- 2 Bedrooms
- Family Bathroom
- Ensuite Shower Room
- Kitchen Breakfast Room
- Balcony
- · Allocated and Visitors Parking
- Concierge
- · Gated Development
- Chain Free
- Share of Freehold

# £459,995 Subject To Contract



# MELVIN JACOBS ESTATE AGENTS Sales, Lettings & Block Management

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These particulars are prepared with all due care and attention for the convenience of intending purchasers but their accuracy is not guaranteed and they do not form any part of a contract. Purchasers must themselves check by inspection or otherwise the accuracy of these particulars prior to signing a contact.



### **Communal Entrance**

Stairs and Lift to First Floor

#### **Entrance Hall**

Lounge Hall/Dining Room (20' 8" x 12' 6") or (6.30m x 3.81m)

Kitchen/Breakfast Room (12' 0" x 10' 8") or (3.66m x 3.25m)

Bedroom 1 (17' 10" x 10' 6") or (5.44m x 3.20m)

**Ensuite Shower Room** 

Bedroom 2 (11' 6" x 8' 6") or (3.51m x 2.59m)

**Family Bathroom** 

Balcony (12' 6" x 5' 9") or (3.81m x 1.75m)

# Balcony Accessed From Lounge/Dining Room

#### **Communal Gardens**

**Parking Via Secure Entrance** 

# **Visitors Parking**

#### Tenure

We are informed that the tenure is Share of Freehold

#### **Council Tax**

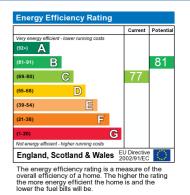
Council tax band: E

#### Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2023. Produced for Melvin Jacobs Estate Agents. REF: 948459

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