

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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£419,950

Leasehold

- 999 Year Lease from 2003
- Nil Ground Rent
- 537 Sq.FT
- Set Within Popular Block
- Neighbouring Clissold Park
- South Facing Patio Area
- Council Tax - Band C
- Residents Parking



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



About The Property...

Conveniently positioned on the ground floor of a private development off of Lordship Road, we offer this brilliant two bedroom apartment which makes for the perfect first time home, offered with off street residents parking, a long lease in excess of 900 years and a south facing patio area.

Access via a private road and neighbouring the beautiful Clissold Park, this development is very popular, in addition to offering bright and spacious accommodation throughout, a large living area with space for dining, a separate kitchen, bathroom and two bedrooms plus a quiet south facing patio area which is directly accessed via the living area.

Arbor Court has been an ever popular development, not only for being just a stone's throw from Clissold Park, but also being within a short walk from Church Street which has an eclectic and popular offering of independent shops, bars and restaurants.

Key Information

Leasehold - 999 Years from 1st August 2003

Service Charge - £1936 per annum

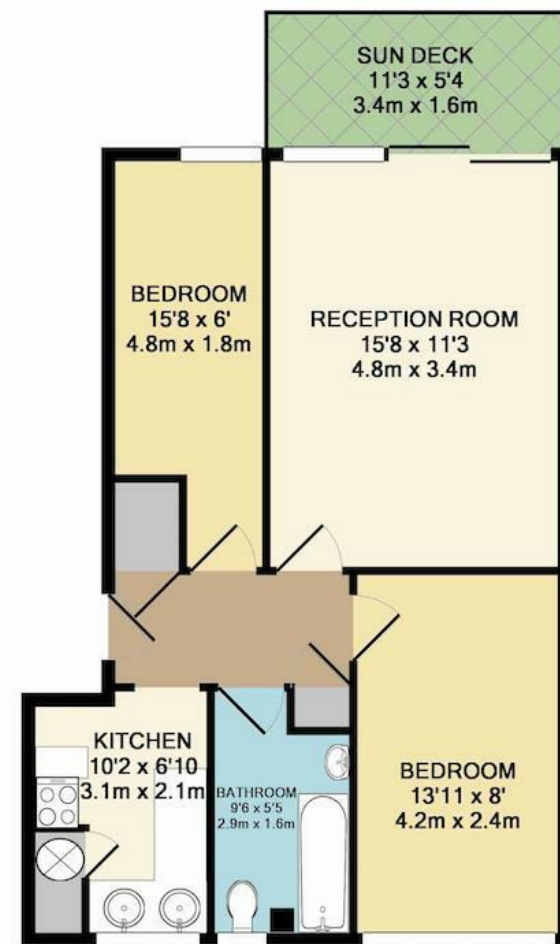
Ground Rent - Peppercorn

537 Sq. Ft

Council Tax - London Borough of Hackney

EPC Rating - C

No Onward Chain



TOTAL APPROX. FLOOR AREA 49.8 SQ.M. (537 SQ.FT.)

