



Pycroft Way, Edmonton, N9 9XY

£185,000

 **Coultons**

PROPERTY SUMMARY

Offering for sale this very well maintained studio flat set on the first floor of a purpose built block in Edmonton. The property benefits from a sleeping and living area which the current vendor has separated with a partition screen, a modern fitted kitchen, a modern fitted shower room, double glazing, electric heating, an entry phone system and an allocated parking space.

We have been advised that the current lease has approximately 84 years remaining and the annual service charge including ground rent is in the region of £1400.

The property is amidst a treasure trove of eateries, convenience stores and community amenities and within easy reach of Silver Street & Lower Edmonton BR Stations and fantastic bus links direct into central London, along with the green spaces of Pymmes Park being nearby.

The property is being offered on a chain free basis and in our opinion would be an ideal purchase for a first time buyer or buy to let investor. Viewing is highly recommended.

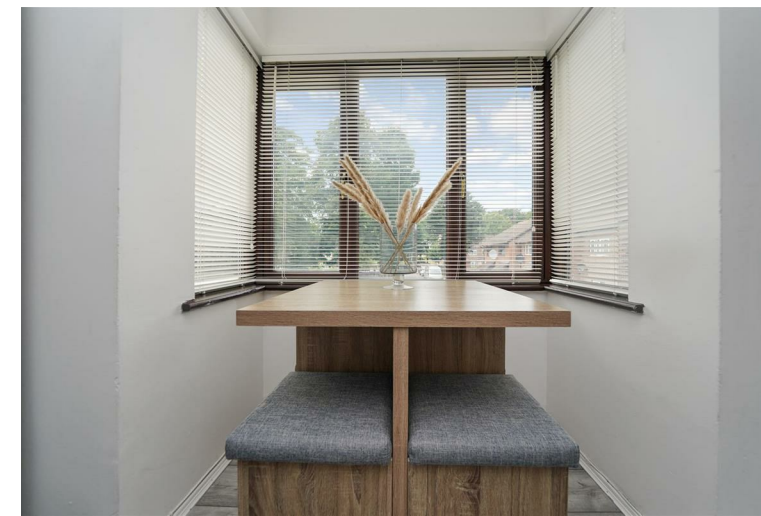
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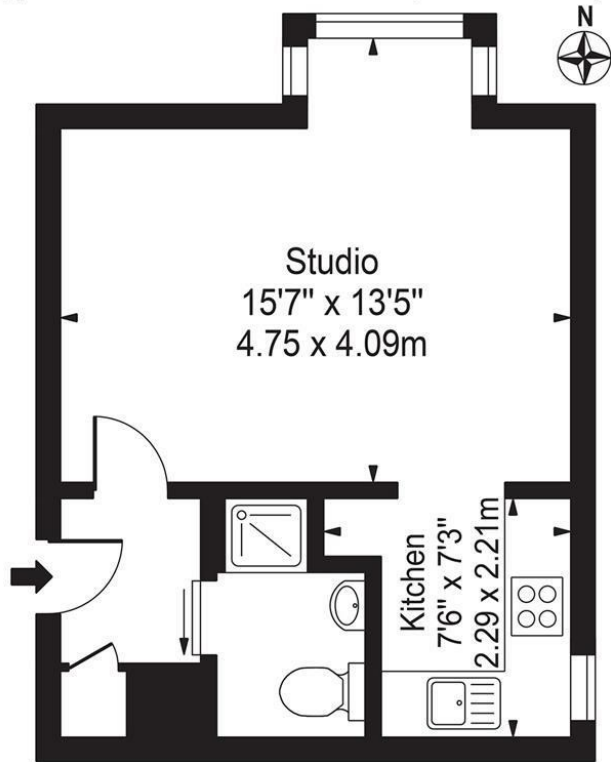








Pycroft Way,
Edmonton, N9 9XY
Approx. Gross Internal Area 323 Sq Ft - 30.00 Sq M



First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

LOCAL AUTHORITY

Enfield

TENURE

Leasehold

COUNCIL TAX BAND

B

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) A			
(81-81) B			
(69-80) C		71	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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/tenants are advised to recheck the measurements



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