



William Court, Hertford Rd, Edmonton, N9

Offers In Excess Of £335,000



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# William Court, Hertford Rd, Edmonton, N9



## Description

**\*\*GREAT FIRST TIME BUY\*\*** Homelink are delighted to be the vendors chosen sole agents in presenting for sale this lovely modern 2 bed, 2 bath apartment set in a development that is less than 10 years old.

The property benefits from having been recently refurbished and offers an array of features including 2 double bedrooms, en-suite shower room to master bedroom, large open plan lounge opening to modern fitted kitchen, gas central heating,, double glazing and wood effect flooring throughout.

Located in the heart of the Edmonton district, it is set close to local amenities as Edmonton Green Shopping Centre, Overground & bus stations, good local schools and parks.

Lease: 991 Years

Service Charge: £1,500 p.a.

Ground Rent: £10 p.a.

Enfield C/Tax Band - C

2024/25 C/Tax - £1,835.98

\*AGENTS NOTE: Photos shown are before current tenants occupation.

- Two Bedroom Apartment
- Set on First Floor
- Open Plan Kitchen/Living
- Two Bathrooms
- Allocated Parking Behind Gates
- Gas C/Heating + D/Glazing
- Close to Edmonton Green Station
- Must Be Seen Internally
- Long Lease
- Chain Free



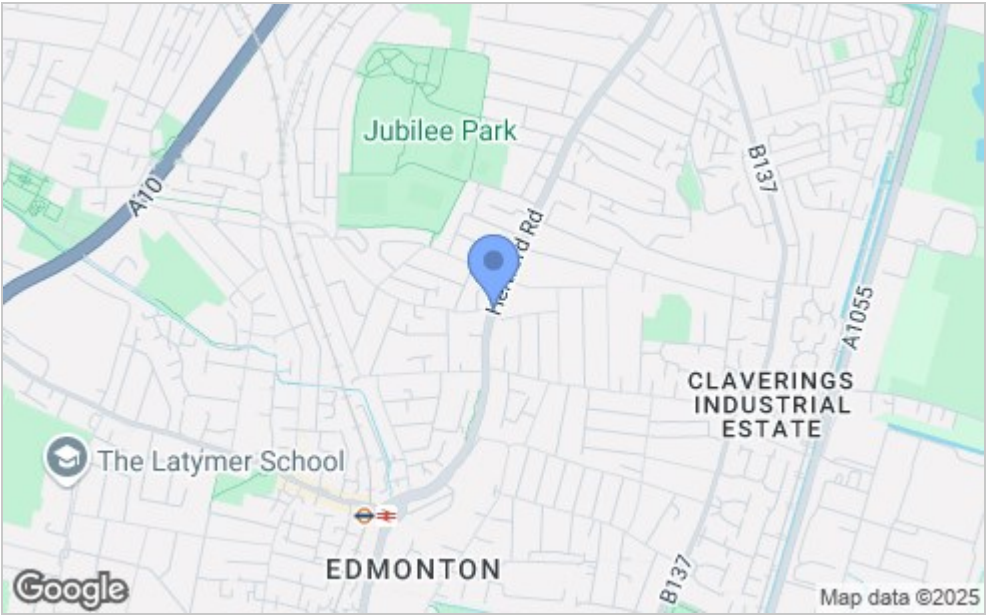




Floor Plan



Area Map



Viewing

Please contact our Homelink Lettings & Estates Office on 0208 882 2112 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

