



ALEX BRITEZ CABRAL

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Flat 13 Ossulstone Court, 9, Montmorency Gardens,
Guide Price £300,000 - £325,000

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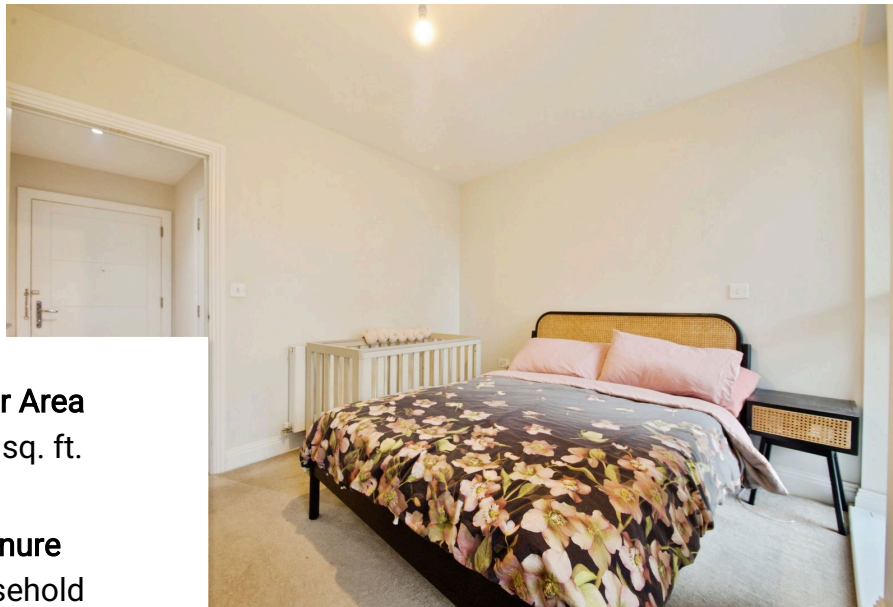


QUOTE AB0697

Guide Price - £300,000 - £325,000

Situated on the second floor of this modern development, this is a contemporary and well appointed one bedroom apartment. Offering almost 600 Sq Ft of living space, and benefitting from a private balcony, this property would make an excellent first time or investment purchase. Arnos Grove (Piccadilly Line) and New Southgate (Overground) Stations are close by and offer direct access into Kings Cross St. Pancras, Heathrow, and Moorgate. The many local amenities of New Southgate, Muswell Hill, and Friern Barnet are easily accessible, while the green open spaces of Arnos Park are also nearby.



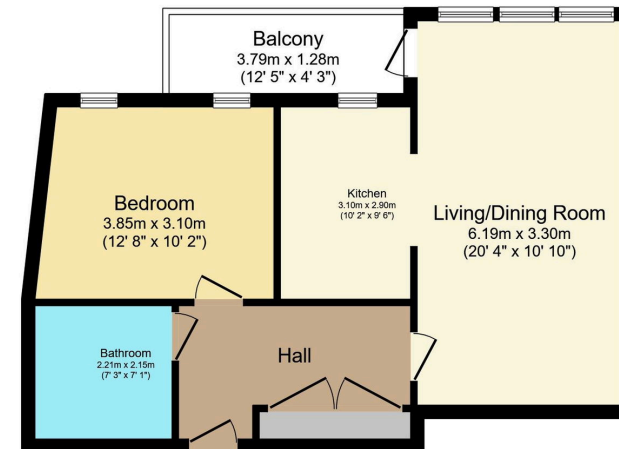


Floor Area
568 sq. ft.

Tenure
Leasehold

Service Charge
£1800 per annum

Ground Rent
£300 per annum



Total floor area 52.7 sq.m. (568 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(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	