



Connells

Hallington Court Brannigan Way
Edgware



Property Description

Connells are delighted to bring to the market this immaculately presented, two bedroom ground floor flat that is situated in a newly built development in Edgware. This property comprises of two double bedrooms, a spacious open plan lounge with a modern integrated kitchen and modern bathroom. Benefits include a secure phone-entry system, ample storage throughout the property, an ensuite to the master bedroom, an allocated parking space as well as two private patio area's that are ideal for outdoor dining and entertainment purposes.

In addition to offering great potential this property is conveniently located with access to several transport links including, Stanmore and Edgware train stations which provide links into London as well as the A41, M1 and M25 motorways. There are a variety of well-regarded nurseries, primary schools and secondary schools within proximity.

The property is also close by to the vibrant Stanmore Broadway which is full of many different eateries, amenities and shops as well as only being a short drive to Harrow, Edgware and Watford Shopping Centres which provide a numerous shops, eateries and entertainment facilities.

Viewing is highly recommended.

Communal Entrance

Door to front aspect, phone-entry system.

Entrance Hall

Door to side aspect, radiator, flooring.

Lounge

24' 2" x 14' 7" (7.37m x 4.45m)

Open plan with kitchen, three windows to front aspect, double glazed, radiator, television point, telephone point, french doors to patio area.

Kitchen

Open plan with lounge, contemporary fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to front aspect, double glazed, stainless steel sink with drainer, integrated electric hob and oven, cooker-hood, integrated washing machine, dishwasher and fridge/freezer.

Bedroom One

11' 11" x 9' 2" (3.63m x 2.79m)

Window to rear aspect, double glazed, fitted wardrobes, radiator, door to ensuite.

En-Suite

Shower cubicle, vanity wash hand basin, WC, extractor fan.

Bedrom Two

12' x 10' (3.66m x 3.05m)

Window to rear aspect, double glazed, built in wardrobes, patio door to rear aspect, double glazed, radiator.

Bathroom

Window to side aspect, double glazed, bath with mixer taps and shower attachment, WC, vanity with wash hand basin, shaver point.

Outside

Private Patio Area

Two private patio areas that wrap around the property, paved floors.

Communal Gardens

Well maintained communal gardens.

Parking

One allocated parking space.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: B

view this property online [connells.co.uk/Property/HRW309318](https://www.connells.co.uk/Property/HRW309318)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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