



**Connells**

Brunel Court Green Lane  
Edgware



### Property Description

Connells are pleased to offer to the market this one bedroom upper floor flat in the heart of Edgware.

The property has a spacious reception room, a generous size double bedroom, separate fully fitted kitchen and bathroom and a balcony.

Brunel Court is in a quiet development just minutes from Edgware station.

This would make an ideal property for first time buyers or investors.

Viewings are highly recommended.

### Agents Note:

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you to satisfy yourself in relation to the boundaries, condition and services prior to proceeding.

### Entrance Hall

### Kitchen / Lounge

19' 6" x 12' 9" ( 5.94m x 3.89m )

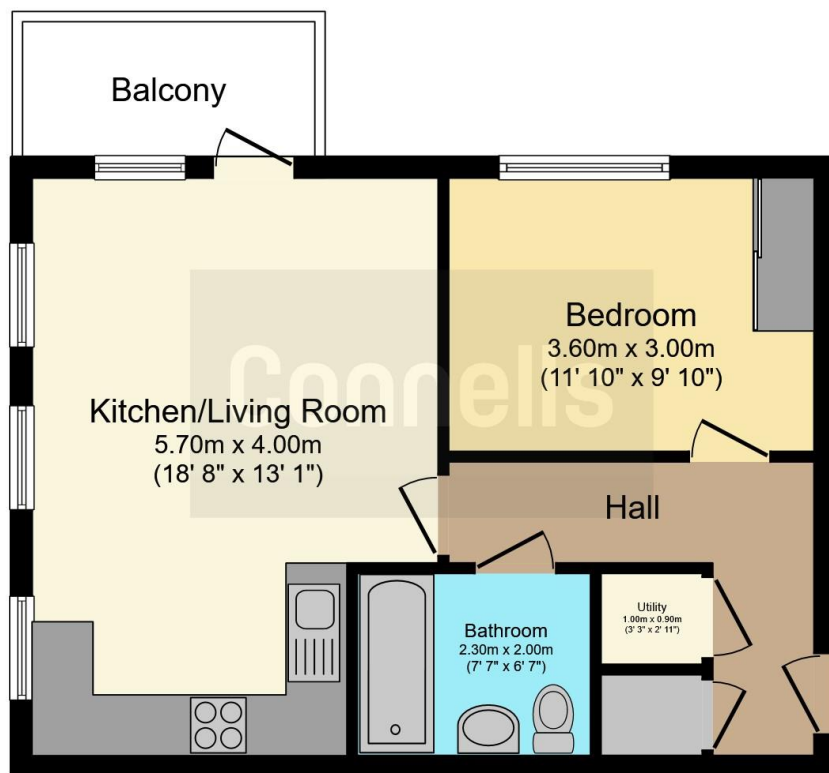
### Balcony

### Bedroom

11' 1" x 12' ( 3.38m x 3.66m )

### Bathroom





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](http://www.focalagent.com)

To view this property please contact Connells on

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182 Station Road  
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**EPC Rating: B**

**view this property online [connells.co.uk/Property/HRW311514](http://connells.co.uk/Property/HRW311514)**

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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