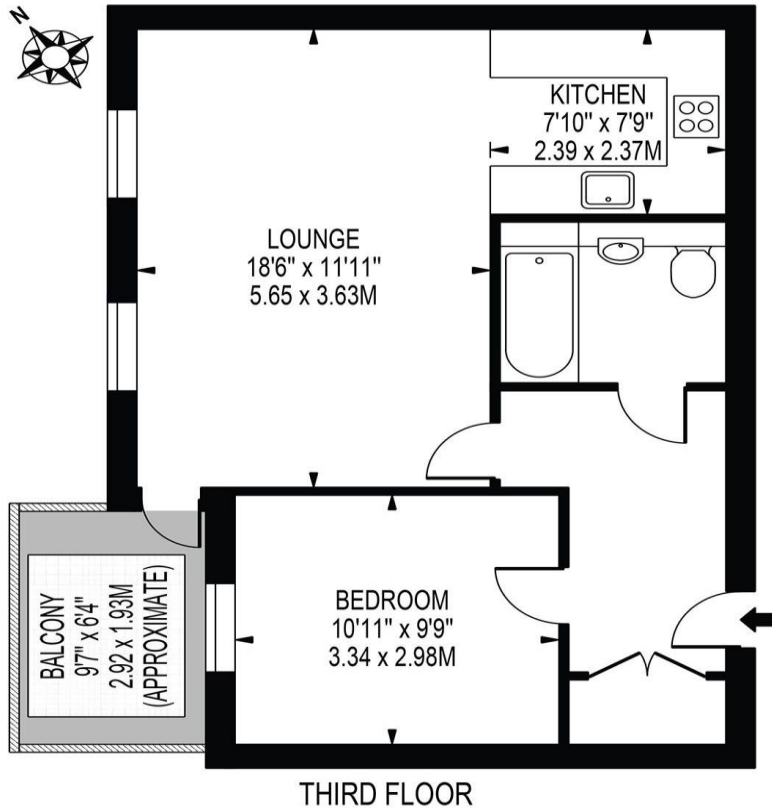




Welford Court, Lacey Drive, Edgware, HA8 8GA

WEFORD COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 540 SQ FT - 50.20 SQ M



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.

welcome to Welford Court, Lacey Drive, Edgware,

- One Double Bedroom
- Allocated Parking Space
- Balcony
- Long Lease
- Close To Transport Link

Tenure: Leasehold

EPC Rating: B

£345,000



A large one bedroom third floor flat in a modern block is in immaculate condition, having a large South-East facing Balcony, allocated parking & a very long lease.

The accommodation comprises a large reception room with an offset open plan kitchen, a spacious double bedroom, a luxurious bathroom and a great size balcony which is large enough to accommodate a table and chairs. Added benefits are, a lift in the block, a private communal garden and one allocated parking space.

Situated close to Stanmore Tube Station (0.6 miles), Edgware Tube Station (0.8 miles) and Canons Park Tube (0.9 miles) it is conveniently located for commuters. The surrounding countryside provides residents with access to an abundance of leisure and recreational activities including golf courses, gym facilities, and health centers.

This home is ideal for first time buyers or buy to let investors.

view this property online [barnardmarcus.co.uk/Property/NFY107610](https://www.barnardmarcus.co.uk/Property/NFY107610)

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Sep 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Property Ref:

NFY107610 - 0002

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