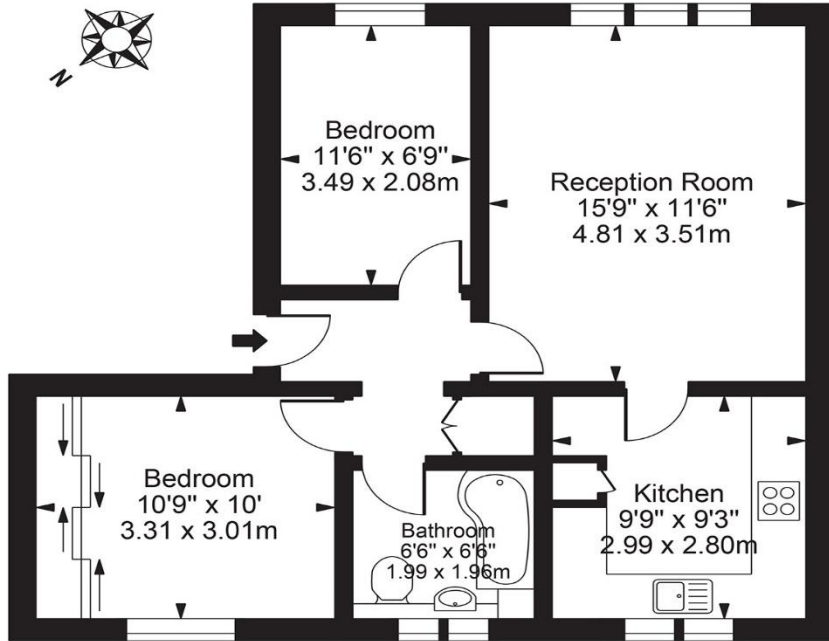




Arran Court, Moray Close, Edgware HA8 8AT

Arran Court, Moray Close, Edgware, HA8

Approx. Gross Internal Area 587 Sq Ft - 54.50 Sq M



Second Floor

For Illustration Purposes Only - Not To Scale

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 Arran Court, Moray Close, Edgware

- Two Bedroom
- Communal Garden
- Separate Kitchen
- Long Lease
- Modern Throughout

Tenure: Leasehold

EPC Rating: D

£350,000



This well-presented two-bedroom apartment in Arran Court offers a comfortable and practical living space. The bright and spacious lounge is perfect for relaxation, while the separate kitchen is fully equipped and ideal for those who enjoy cooking.

Both bedrooms are generously sized, with plenty of natural light and storage options. The property also benefits from a well-maintained bathroom and ample storage throughout. Located in a quiet residential block, this apartment is perfect for first-time buyers or those looking for a sound investment.

Edgware is a vibrant suburb in North London, offering a blend of suburban tranquillity and city convenience. Known for its diverse community and excellent transport links, Edgware is served by the Northern Line, providing quick access to central London. The area boasts a variety of amenities, including shopping centres like The Broadwalk, a wide selection of eateries, and several parks and green spaces. Families are drawn to the area for its well-regarded schools and community feel, while the mix of housing options caters to different needs and budgets. With its combination of convenience and community spirit, Edgware remains a highly desirable place to live in North London.

view this property online [barnardmarcus.co.uk/Property/NFY107763](https://www.barnardmarcus.co.uk/Property/NFY107763)

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.



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:

NFY107763 - 0002

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