

HUNTERS

RESIDENTIAL SALES AND LETTINGS



CAVERSHAM COURT, BRUNSWICK PARK ROAD, N11 1EZ
£325,000 - LEASEHOLD

PN64 TYB

This two bedroom second floor flat, with GARAGE, is offered for sale in immaculate decorative condition throughout and is situated in a popular development just off Brunswick Park Road with buses passing by connecting with Arnos Grove Piccadilly Line Tube Station.

The property benefits from a modern fitted kitchen and bathroom and in our opinion would make an ideal home for first time buyers or an opportunity for buy-to-let investors.

TWO BEDROOMS * TOP FLOOR FLAT
MODERN FITTED KITCHEN * MODERN BATHROOM/W.C.
LARGE RECEPTION ROOM
GAS CENTRAL HEATING * DOUBLE GLAZING
GARAGE EN BLOC
COMMUNAL GARDENS * RESIDENTS PARKING

Lease length: 93 years unexpired

Service charge: £1,800 per annum

Ground Rent: £250 per annum

MONEY LAUNDERING REGULATIONS 2007: 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.

THE PROPERTY MISDESCRIPTIONS ACT 1991

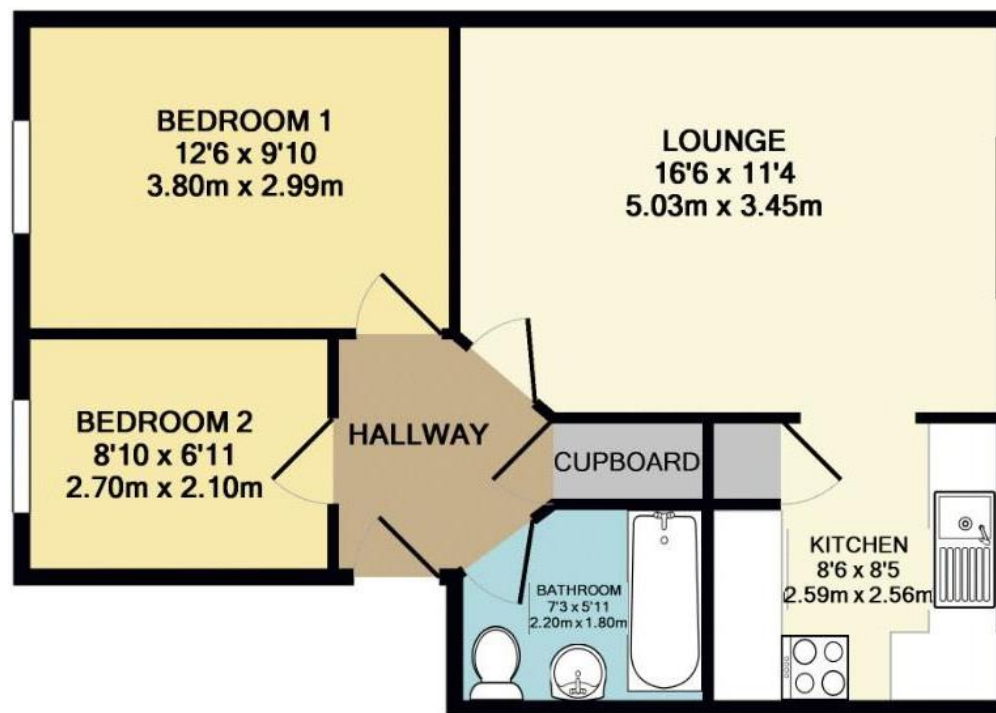
The Agent has not tested any apparatus, equipment, fixtures and fittings and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Reference to the Tenure of a Property is based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor.



99 Russell Lane
 Whetstone
 N20 0BA
 020 8368 7138

www.hunters-whetstone.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		74	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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CAVERSHAM
COURT
102 BRUNSWICK PARK

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