



8 Carlton Court, Eastbury Road Oxhey, WD19 4QA Offers In Excess Of £345,000 Leasehold



A SPACIOUS SECOND FLOOR FLAT WHICH HAS ACCOMMODATION COMPRISING ENTRANCE HALL WITH ENTRYPHONE SYSTEM, LOUNGE, KITCHEN, TWO DOUBLE BEDROOMS AND BATHROOM, together with gas central heating, double glazing and parking. Situated in a residential location overlooking Oxhey Park and within a few minutes walk to Bushey Station (Euston Line). NO CHAIN.

- Lounge
- Two double bedrooms
- Gas central heating
- Garage in block, communal gardens
- Kitchen
- Bathroom
- Double glazing
- No chain

ENTRANCE HALL

Receiver for entry phone system. Built in storage cupboard, access to loft space, cupboard housing hot water tank.

LOUNGE

19'4" x 14'0"



L shaped. Double glazed window with views overlooking gardens. Door to kitchen.

LOUNGE VIEW



KITCHEN

13'6" x 7'0"



Comprising range of wall and base units, stainless steel sink unit, washer/drier, fridge/freezer, electric cooker, tiled walls and floor, built in storage cupboards, inset spotlights. Double glazed window.

BEDROOM ONE

16'0" x 11'6"



Range of wardrobes and drawer units. Double aspect with double glazed windows overlooking gardens.

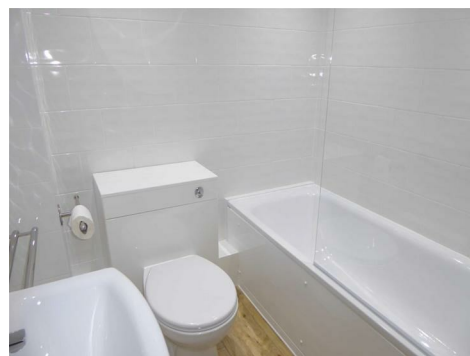
BEDROOM TWO

12'7" x 12'2"



Fitted wardrobe, laminate flooring, double glazed window.

BATHROOM



White suite comprising panelled bath with separate shower over, shower screen, all walls tiled, low level w.c., with concealed cistern, wash hand basin with vanity unit below. Shaver socket, extractor fan, inset spotlights, laminate flooring, towel rail radiator.

OUTSIDE



Communal gardens, residents parking, Garage in block

LEASE DETAILS

Our client advises us that the lease has approximately 842 years remaining and that the maintenance charge is £385 per quarter, but we will be unable to check this as we have no access to the documentation. Should you proceed with the purchase of this property, these details must be verified by your solicitor.

ENERGY EFFICIENCY RATING

C

COUNCIL TAX BAND

D



FLOOR PLAN

Floor plans are for purchasers' general guidance and are not drawn to scale. Prospective purchasers are encouraged to visit the property to satisfy themselves as to the position of staircases, windows and door openings.

Property Misrepresentation Act 1991

Whilst we endeavour to make our sales details accurate and reliable, if there is a point which is of particular importance to you, please contact this office and we will be pleased to check the information.

Do so, particularly if contemplating travelling some distance to view the property. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. Any appliances or utilities referred to have not been tested by this agent and should therefore be checked by any prospective purchaser. N.B. Please note that unless specifically mentioned in these sales particulars, the carpets, curtains, blinds, light fittings, white goods and furniture are not included in the sale but may be available to purchase by separate negotiation. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.

Money Laundering Act 2003.

Intending purchasers will be asked to produce documents to prove identity at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.