



TAYLOR GIBBS

Residential Sales, Lettings & Management Agents

**Manor Court, Aylmer Road, N2
Price £490,000 - Share of Freehold**

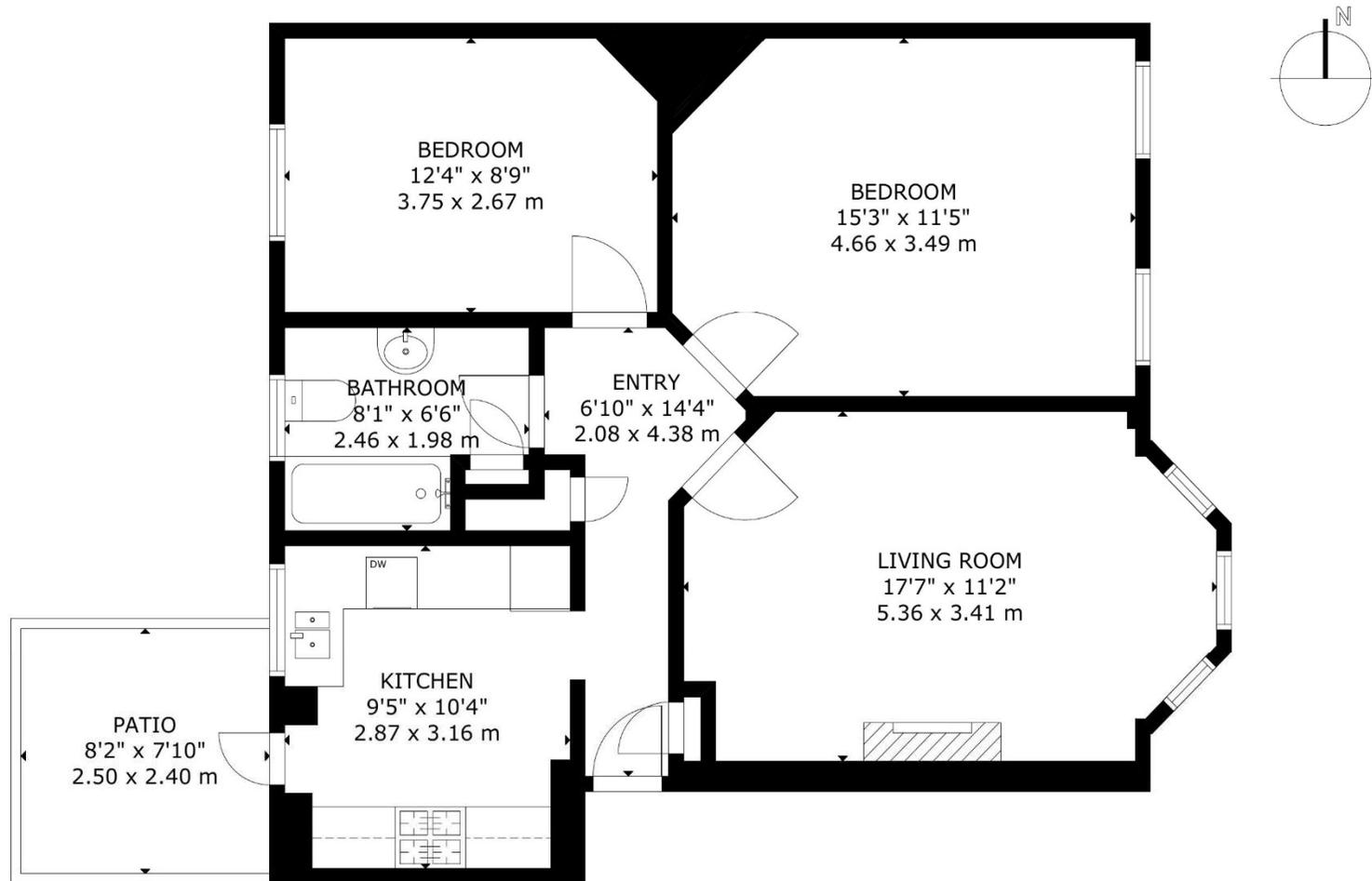
A two bedroom ground floor mansion flat with a patio area situated within walking distance to both Highgate and East Finchley Underground Stations. Flooded with natural light and boasting wooden floors throughout, it also has its original working fireplace. The accommodation comprises a spacious reception room, separate kitchen, two double bedrooms and a bathroom. Its patio area provides direct access to the large communal garden. Further benefits include double glazed windows plus secondary glazing on the front, making the apartment beautifully quiet and contributing to low heating bills. Manor Court provides off street resident permit parking at the rear of the building on a first come first served basis and a peaceful community of friendly neighbours. The property is conveniently located within walking distance to the amenities of both Highgate Village and East Finchley, Cherry Tree and Highgate Woods and within easy reach of the picturesque surroundings of Hampstead Heath and Kenwood House.

Material Information:

The property is held on a 189 year lease from the 25th March 1976. The annual ground rent is £25 and the annual service charge is £2,898.36. This includes the property's contribution towards the buildings insurance, communal cleaning, gardening, management fees and the sinking fund. The building is managed by Fitch Taylor Johnson. The property has gas central heating and fibre broadband, and is serviced by electricity, mains water and sewerage and good mobile phone coverage.

Council Tax: London Borough of Haringey - Band D
Approx. Floor Area: 700 sqft (65.03 sqm)
Remaining Lease Term: 140 years
Annual Service Charge: £2,898
Annual Ground Rent: £25





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	80
	EU Directive 2002/91/EC		

GROSS INTERNAL AREA
TOTAL: 65 m²/700 sq ft
GROUND FLOOR: 65 m²/700 sq ft
EXCLUDED AREAS: PATIO: 6 m²/65 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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