

Andrew Stevens

Estate & Letting Agents



PENTLAND CLOSE, EDMONTON N9

Offers In Excess Of £250,000

RENTAL INVESTMENT OPPORTUNITY - Andrew Stevens are pleased to offer this very well maintained two bedroom flat situated on the second floor of a modern purpose built block. This property benefits from allocated parking space, economy 7 heating, laminate flooring, generous size bedrooms and a fully fitted kitchen. Viewings highly recommended.

St Marks Road, Bush Hill Park, EN1

- Communal Garden
- Economy 7 Heating
- Laminate Flooring
- Allocated parking
- 2 Double Bedrooms



Council Tax Band: C



Bedroom 1

14 x 8'3

Laminate flooring, doubled glazed window to rear aspect, TV point, power points, fitted wardrobe, telephone point and electric heater.

Bedroom 2

8'9 x 10'7

Laminate flooring, doubled glazed window to rear aspect, TV point, power points, fitted wardrobe, telephone point and electric heater.

Bathroom

6'9 x 5'4

Lino flooring, heated towel rail, extractor fan, paneled bath with shower mixer tap and a Triton electric shower, pedestal and wash basin with mixer tap, low flush WC, partly tiled walls, globe light.

Hallway

Laminate flooring, two storage cupboards, smoke alarm, access to loft, electric storage heater, entry phone system.

Reception

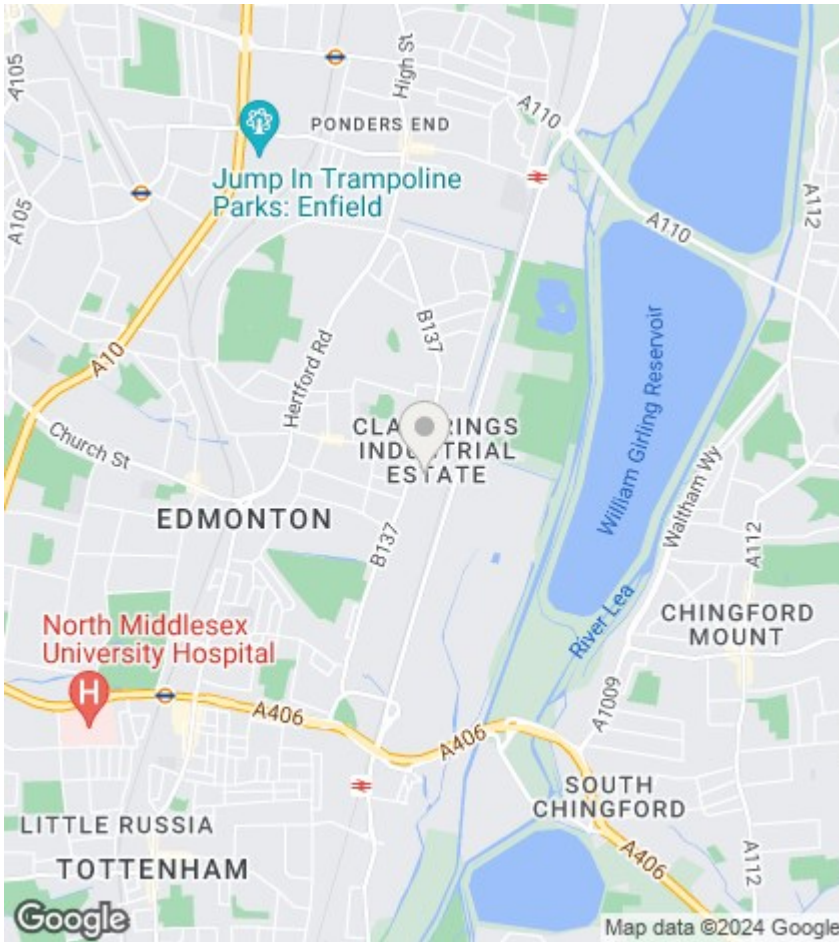
17'8 x 10

Laminate flooring, power points, doubled glazed window to side and rear aspect, telephone point, electric storage heater. Arch leading into kitchen.

Kitchen

7'7 x 7'9

A range of wall and base units, partly tiled walls, double glazed window to front aspect, electric oven and hob, power points, stainless steel sink with mixer tap, plumbed for washing machine, extractor hood.



Directions

Viewings

Viewings by arrangement only. Call 020 8363 8888 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	