



CHURCHILL
A-BLOCK ODD NOS
Court

Ainsley Close, N9 9XJ
London





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KINGS are pleased to present this first floor apartment which is located within a RETIREMENT DEVELOPMENT FOR OVER 60'S. The building is entered via an entryphone system with lift or stairs to the upper floor. The accommodation comprises a lounge, a RECENTLY FITTED KITCHEN WITH BUILT IN APPLIANCES, two good sized bedrooms and shower room. There are the added benefits of allocated parking, communal gardens and a patio with seating, emergency pull cord, communal lounge and laundry room.

Ainsley Close is located within easy reach of good transport links and local amenities. This property also benefits from convenient access to the A10 & A406 both of which offer good road links to the surrounding areas.

Lease - 88 Years Remaining (125 Years From 25 December 1987)

Service Charge - £3940.38 Per Annum

Ground Rent - £200 Per Annum

Council Tax Band C

£175,000



- Kings Are Pleased To Present This
- Situated On The First Floor
- Recently Fitted Kitchen & Shower Room
- Residents Parking
- Chain Free

- Two Bedroom Apartment
- Retirement Building - Over 60s Only
- Communal Lounge & Gardens
- Easy Access To the A10 & A406
- Council Tax Band C

ENTRANCE LEADING TO

HALLWAY

RECEPTION ROOM 17'3 x 10' (5.26m x 3.05m)

BEDROOM ONE 14'1 9'3 (4.29m 2.82m)

BEDROOM TWO 11'1 x 6'8 (3.38m x 2.03m)

KITCHEN 7'10 x 6'8 (2.39m x 2.03m)





CHURCHILL
A-BLOCK 69-70 NOS
Court

MANHOLE COVER
HENRY
MILN
TRADE MARK

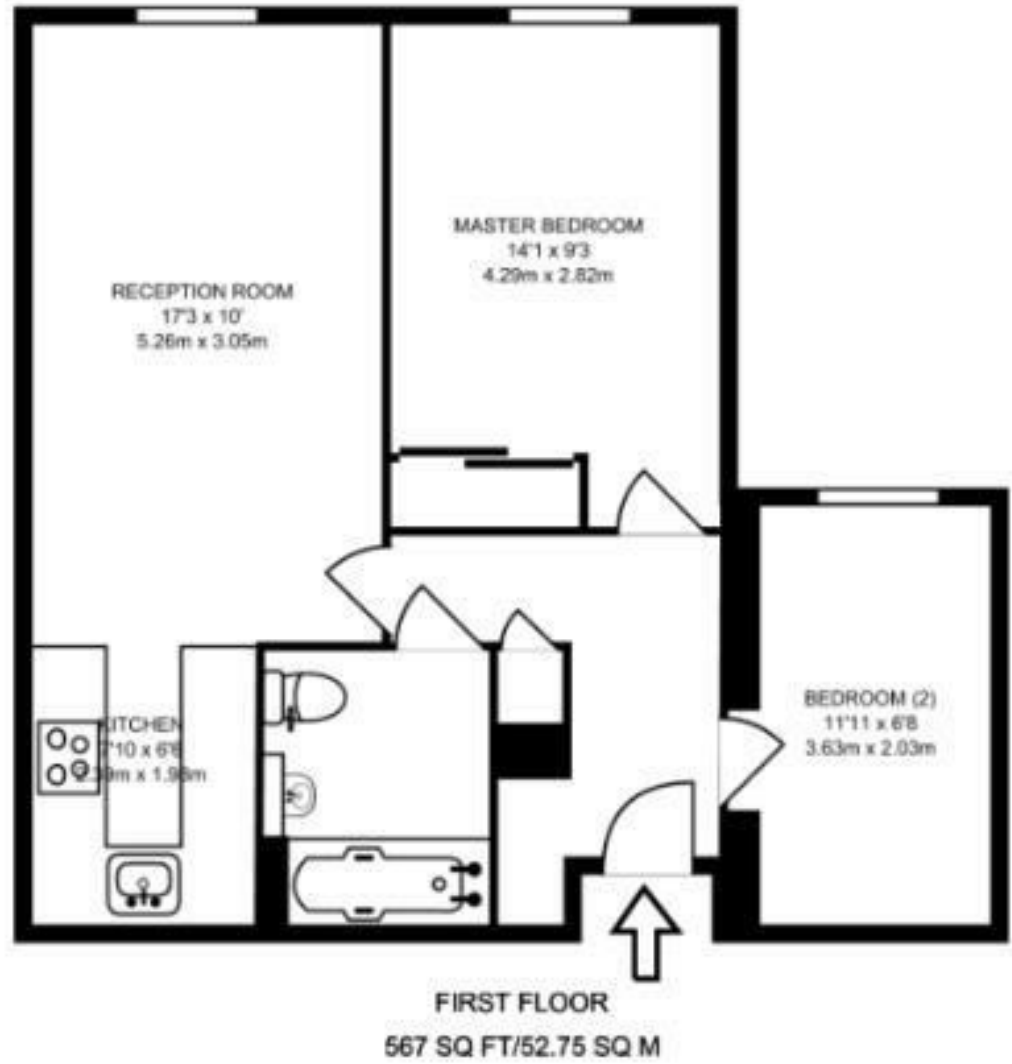


CHURCH CO
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CAR PARK
The management will
not be responsible
for any damage
caused to vehicles

NO
VISITOR PARKING
RESIDENTS ONLY

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
73	78		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

6 Church Street, Edmonton, London, N9 9DX
 T: 02083500100
 E: www.kings-group.net

