



Hickory Close, N9 7PY
Edmonton





kings
GROUP

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KINGS are pleased to present this One Bedroom Flat situated on the GROUND FLOOR with direct access to the communal gardens. This CHAIN FREE purpose built property is part of a modern development situated in a POPULAR LOCATION just off Galliard Road including RESIDENTS PARKING. We feel that this would make an excellent first time buy or investment.

This bright and airy apartment features a lounge/diner leading to a separate kitchen, a double bedroom and a modern bathroom. Jubilee Park and local shops are within walking distance whilst transport links are provided in the form of the nearby A10 access. For commuters into the city there are both Bush Hill Park and Edmonton Green train stations within easy reach.

Council Tax Band - B

Lease - 92 Years Remaining (125 years from 24 March 1992)

Service Charge - £1,636.51 Per Annum

Ground Rent - £150 Per Annum

£200,000



- Kings Are Pleased To Present This
- Situated On The Ground Floor
- Lounge With Doors To Communal Garden
- Service Charge £1,636.51pa, Ground Rent £150pa
- Chain Free

- One Bedroom Flat
- Residents Parking
- Popular Location Just Off Galliard Road
- 92 Year Lease Remaining
- Council Tax Band B

ENTRANCE HALLWAY 8'4 x 3'5 (2.54m x 1.04m)

With window to front, storage, entryphone, power, carpet, doors to:

L SHAPED LOUNGE 12'9 x 3'9 + 14;6 x 10'1 (3.89m x 1.14m + 4.27m; 1.83m x 3.07m)

With patio doors to communal rear gardens, coved ceiling, Tv point, telephone point, economy seven heater, carpet

KITCHEN 7'2 x 5'6 (2.18m x 1.68m)

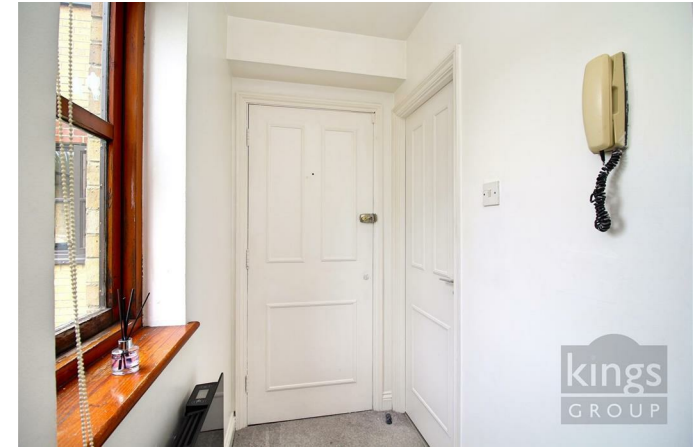
With window rear, range of wall and base units work tops over, stainless steel sink unit, plumbing for washing machine and dishwasher, space for fridge/freezer, electric oven hob part tiled walls, tiled floor

BEDROOM 9'5 x 9'0 (2.87m x 2.74m)

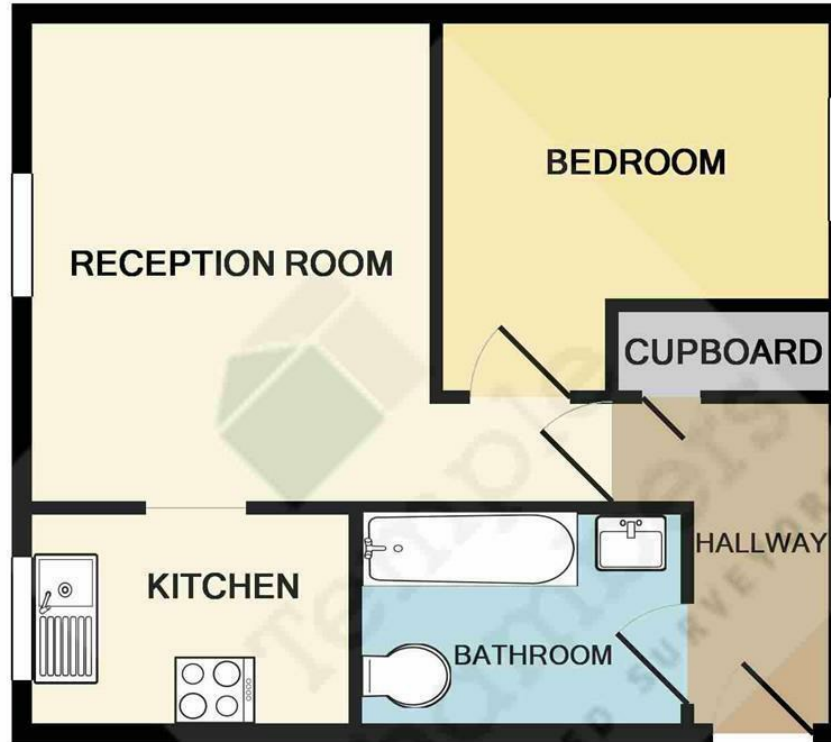
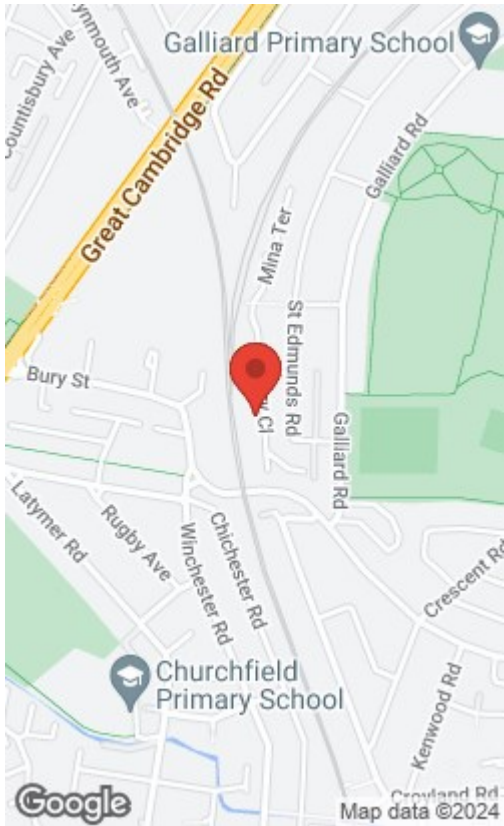
With window to front, power, economy seven heater, carpet.

BATHROOM/WC 8'0 x 4'10 (2.44m x 1.47m)

With low level wc, pedestal wash hand basin, with mixer taps, panel enclosed bath with mixer taps and shower, extractor, coved ceiling, part tiled walls, tiled floor



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	79		
	51		
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>England & Wales</small>		<small>England & Wales</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	



HICKORY CLOSE, EDMONTON, N9
 TOTAL APPROX. FLOOR AREA 32.2 SQ.M. (347 SQ.FT.)

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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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.

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