



Bunting Close, N9 8UF  
London





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# Bunting Close, N9 8UF

KINGS are pleased to present this larger than average TWO DOUBLE BEDROOM FLAT situated on the second floor of a purpose built development, with a 153 YEAR LEASE. The spacious CHAIN FREE property features a 20FT LOUNGE/DINER opening onto a separate kitchen, a DRESSING AREA in the master bedroom, DOUBLE GLAZED WINDOWS and residents parking.

The convenient location means that local shops, bus services and popular schools are within walking distance whilst Lea Valley Leisure Complex is within easy reach for locals to enjoy as are Edmonton Green's shopping centre and train station. In our opinion this is ideal for a first time buyer wanting to get on the property ladder or as an investment.

Council Tax Band C

Lease - 154 Years Remaining (Start Date 29/01/2019, End Date 24/12/2178)

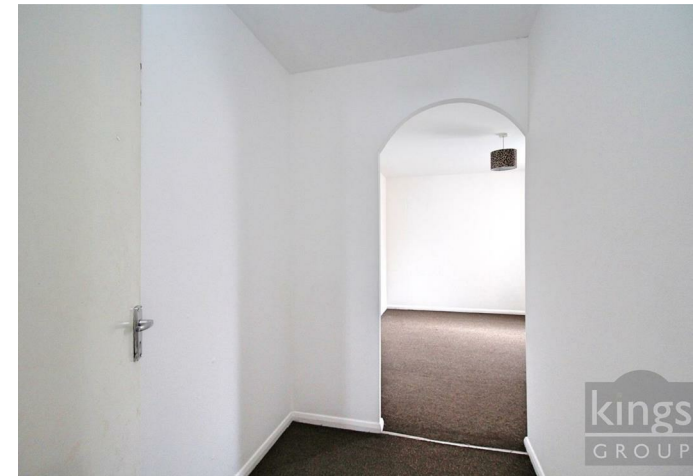
Service Charge - £1,565 Per Annum

Ground Rent - Peppercorn (£0)

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: No Risk, Surface Water: Low

## Offers Over £250,000



- Kings Are Pleased To Present This
- Situated On The Second Floor
- Residents Parking
- 154 Year Lease
- Chain Free

- Larger Than Average Two Double Bedroom Flat
- 20ft L-Shaped Lounge/Diner
- Double Glazed Windows
- Service Charge £1565pa, Ground Rent £0pa
- Council Tax Band C

**ENTRANCE HALL 7'3 x 4'9 (2.21m x 1.45m)**

**LOUNGE/DINER 20'0 x 14'5 (6.10m x 4.39m)**

Laminated flooring, power points, radiator and side aspect double glazed window

**KITCHEN 8'2 x 7'3 (2.49m x 2.21m)**

Vinyl flooring, roll top work surface, stainless steel sink and drainer, plumbing for washing machine, space for fridge freezer, electric free standing cooker, power points and side aspect double glazed window

**BEDROOM ONE 12'6 x 10'3 + 6'5 x 4'9 (3.81m x 3.12m + 1.96m x 1.45m)**

Carpet floors, power points, radiator and rear aspect double glazed window

**BEDROOM TWO 11'2 x 9'11 (3.40m x 3.02m)**

Carpet floors, radiator, power points and side aspect double glazed window

**BATHROOM 8'5 x 4'5 (2.57m x 1.35m)**

Vinyl floors, tiled walls, panel enclosed bath with shower attachment, pedestal wash basin, low level flush WC





NOTICE  
This notice is to inform you of the following information regarding the property and the services provided by the management company. Please read this notice carefully as it contains important information for all residents of the property.

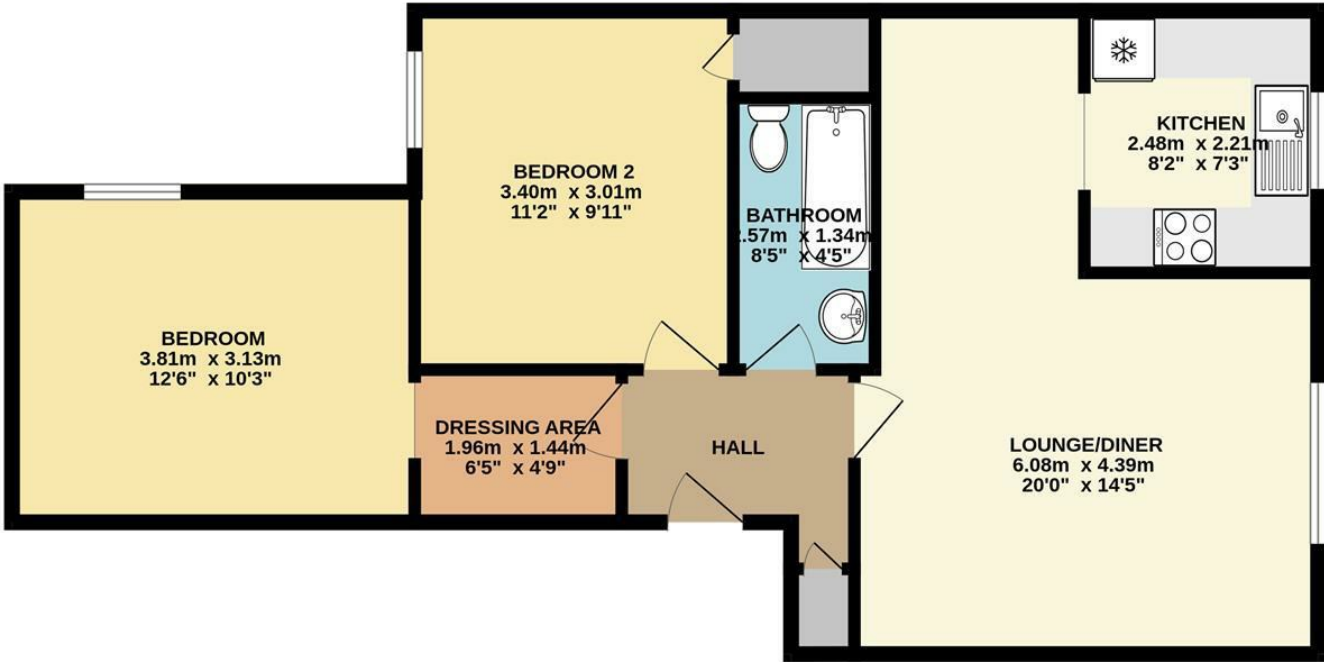
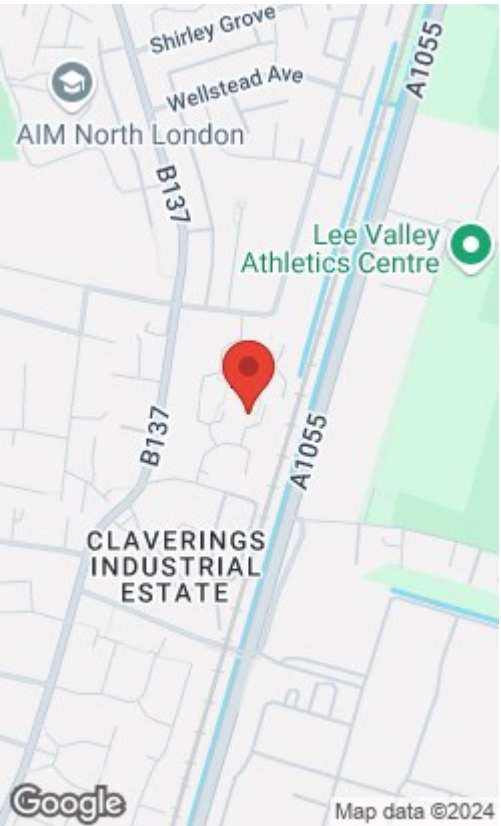


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# SECOND FLOOR 59.5 sq.m. (640 sq.ft.) approx.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
61	68		



14 BUNTING CLOSE, EDMONTON, N9

TOTAL FLOOR AREA : 59.5 sq.m. (640 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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