



Wigston Close, N18 1XQ
Edmonton

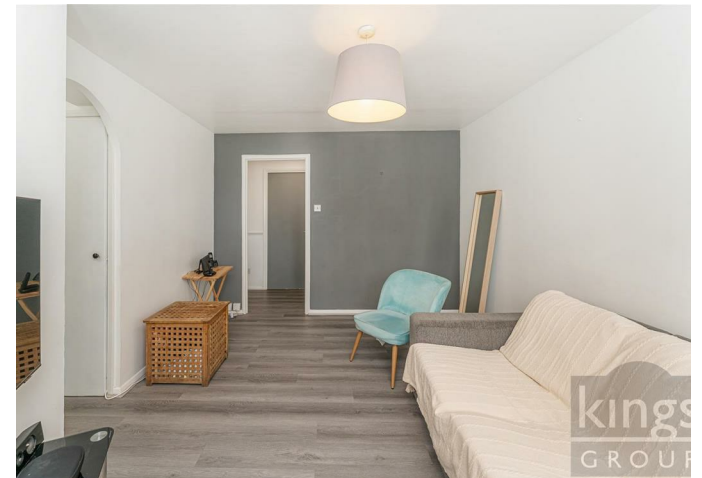




Wigston Close, N18 1XQ

- Kings Are Pleased To Present This
- One Bedroom Flat
- Situated On The Ground Floor
- Separate Modern Kitchen
- Residents Permit Parking
- Double Glazing & Gas Central Heating
- 92 Year Lease Remaining
- Service Charge £876pa, Ground Rent £180pa
- Walking Distance To North Middlesex Hospital
- Council Tax Band C

Offers Over £225,000



KINGS are pleased to present this GROUND FLOOR One Bedroom Flat located in a purpose built development conveniently located in Upper Edmonton, N18. The property is in good condition and well presented throughout featuring a redecorated reception room leading to a separate modern kitchen, and an adapted walk in shower room. Further benefits include DOUBLE GLAZED WINDOWS, an entry phone system, RESIDENTS PERMIT PARKING and fitted wardrobes to the bedroom.

With Silver Street train station close by it is well connected to the City with regular services to London Liverpool Street, access to the A10 and A406 North Circular roads are within easy reach too. The property benefits from being just a SHORT WALK AWAY from NORTH MIDDLESEX HOSPITAL and Fore Street with all the shops, restaurants and amenities. In our opinion this makes for a great place to live or as a sound investment.

Council Tax Band C

Lease - 92 Years Remaining (125 years from 25 December 1992)

Service Charge - £876 Per Annum

Ground Rent - £180 Per Annum (Rising £90 Every 25 Years)

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: Very low, Surface Water: Very low

ENTRANCE HALLWAY

With coved ceiling, laminated wood style floor, doors to:

RECEPTION/DINING ROOM 14'2 x 10'2 (4.32m x 3.10m)

With double glazed window to rear, coved ceiling, picture rail, double radiator, Tv point, telephone point,, laminated wood style floor

KITCHEN 11'4 x 6'8 (3.45m x 2.03m)

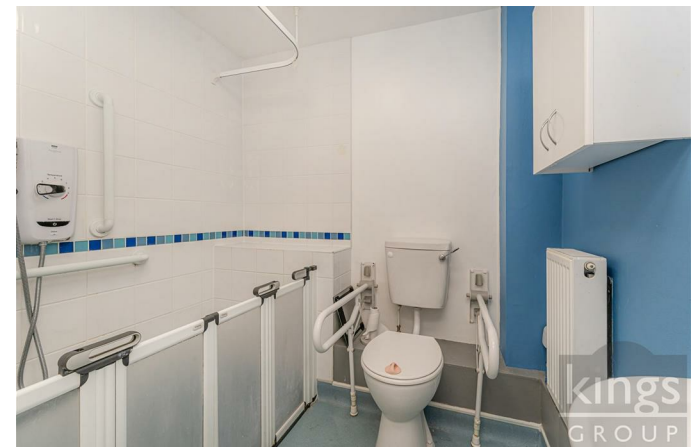
With double glazed window to rear, range of wall and base units work tops over, stainless steel sink unit, plumbing for washing machine, space for fridge/freezer, electric oven, hob, extractor, Tv point, coved ceiling, picture rail, lino floor

BEDROOM 12'5 x 10'5 (3.78m x 3.18m)

With double glazed frosted window to front, coved ceiling, picture rail, wardrobes, single radiator,, Tv point, laminated wood style floor.

SHOWER ROOM 6'8 x 6'1 (2.03m x 1.85m)

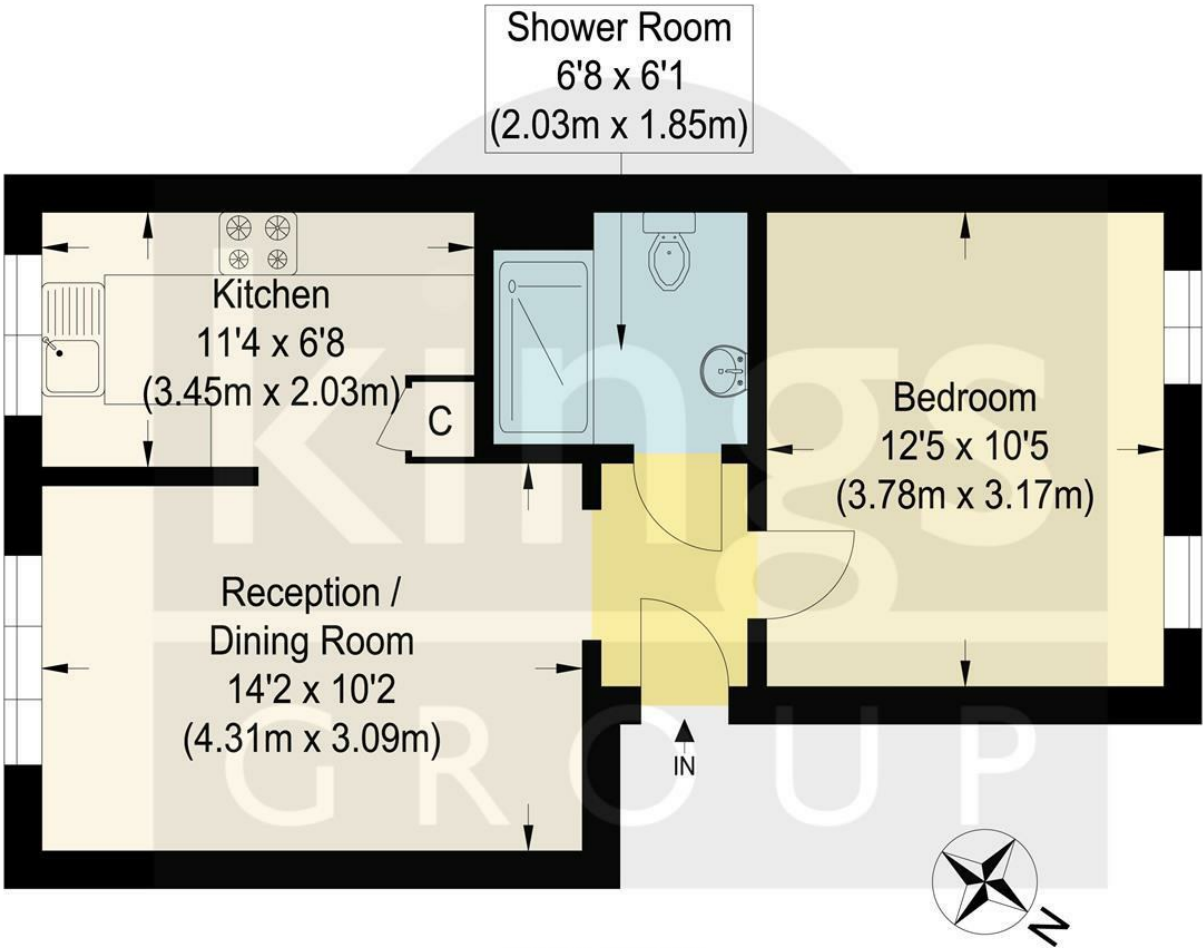
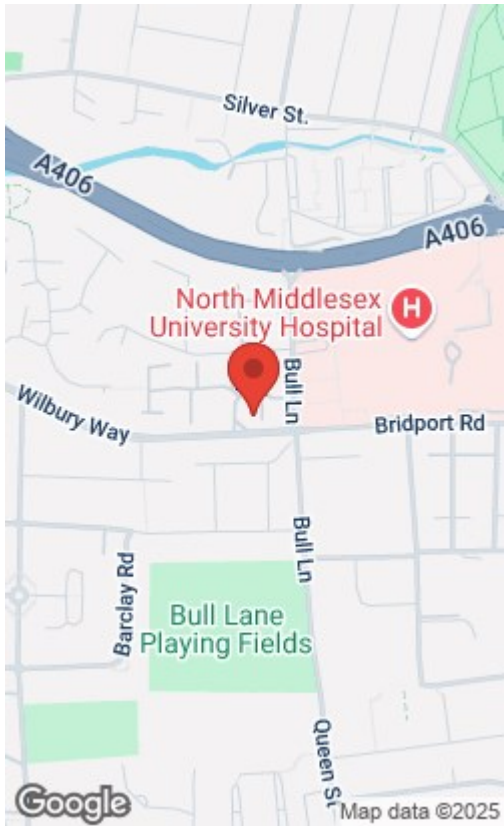
With low level wc, wall mounted wash hand basin, shower, extractor, coved ceiling, extractor, single radiator, coved ceiling, part tiled walls, tiled floor.





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GROUP

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(29-38) F		
(1-28) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



Ground Floor

Wigston Close

Approximate Gross Internal Floor Area : 39.50 sq m / 425.17 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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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