



Ainsley Close, N9 9XJ
London





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- Kings Are Pleased To Present This
- Two Bedroom Retirement Flat
- Situated On The First Floor With Lift Access
- 17ft Lounge/Diner
- Recently Fitted Kitchen & Shower Room
- Residents Parking, Communal Lounge & Gardens
- 87 Year Lease
- Service Charge £4,150.51pa, Ground Rent £200pa
- Chain Free
- Council Tax Band C

£149,995



KINGS are pleased to present this Two Bedroom Retirement Flat situated on the first floor located within a 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 REFITTED KITCHEN WITH BUILT IN APPLIANCES, two good sized bedrooms and a MODERN 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.

Council Tax Band C

Lease - 87 Years Remaining (125 Years From 25 December 1987)

Service Charge - £4,150.51 Per Annum

Ground Rent - £200 Per Annum (Rising £100 Every 25 Years)

Construction Type - Standard (Brick, Tile)

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

Age Requirements - Over 60 Years Old



ENTRANCE LEADING TO

HALLWAY

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

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

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

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

BATHROOM 7'10 x 6'4 (2.39m x 1.93m)





CHURCHILL
Court
A-BLOCK
600 NOS



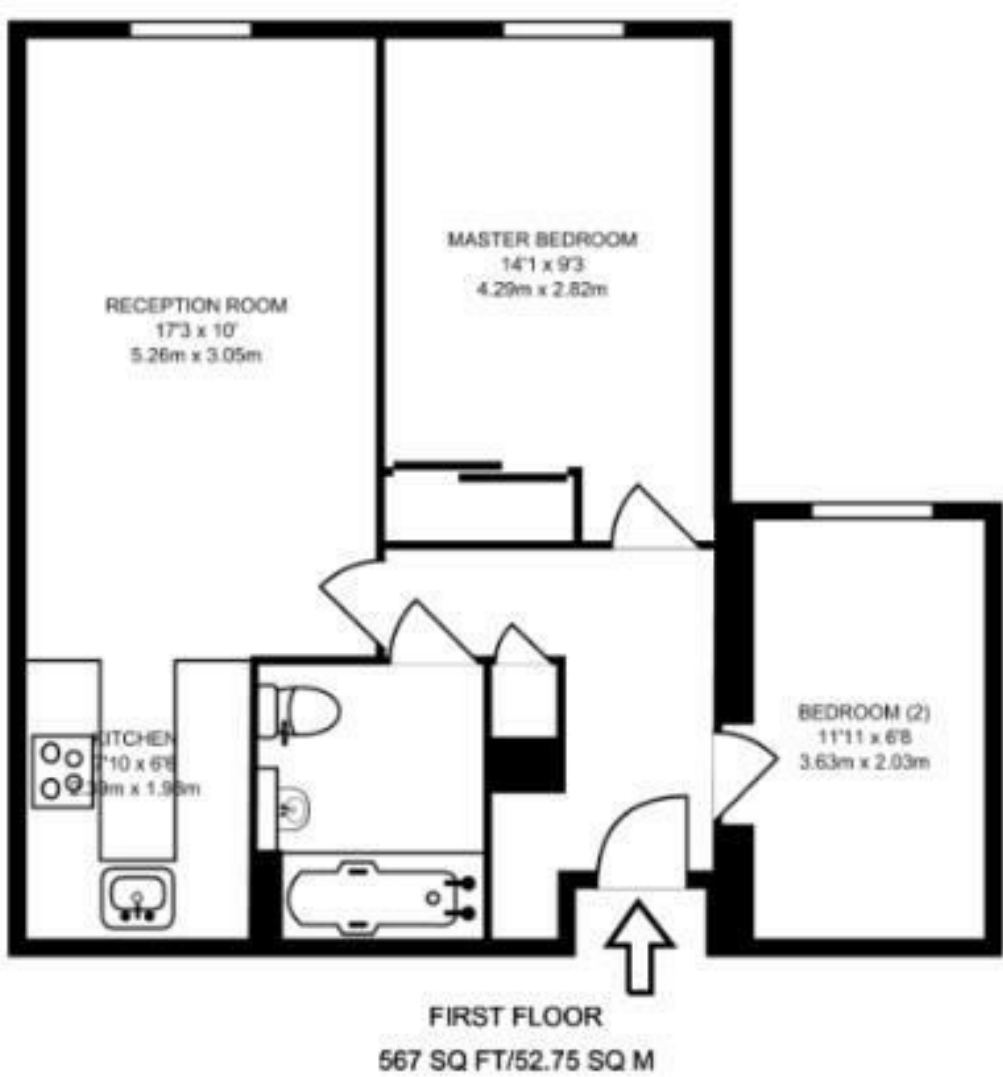
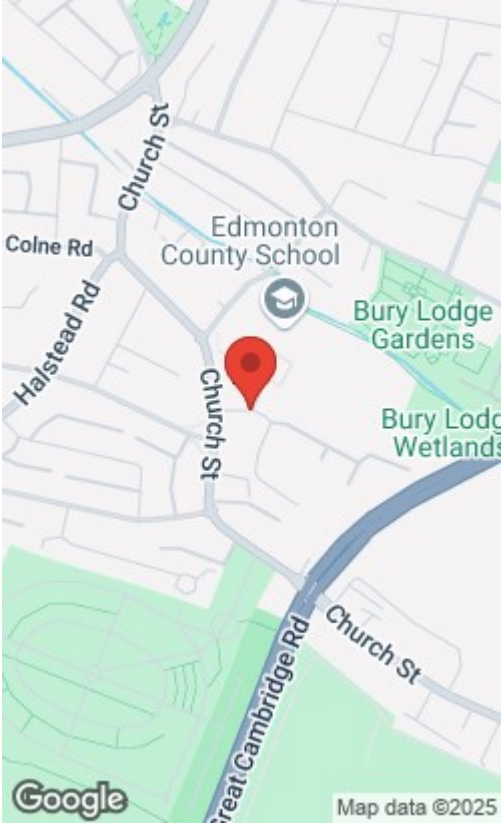
CHURCH CO
A-BLOCK ODD NO'S

CAR PARK
This development will
be managed and maintained
for any damage
caused by residents.

NO
VISITOR PARKING
RESIDENTS ONLY

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(29-34) E		
(21-28) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(29-34) E		
(21-28) F		
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Not environmentally friendly - higher CO ₂ emissions		
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.

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