

## 39 Clarinet Court Symphony Close, Edgware, HA8 0EH

**Offers In The Region Of £275,000**

A Two Bedroom first floor apartment, with allocated parking. Well positioned close to shopping and transport facilities.

Accommodation comprises two bedrooms, reception room, kitchen area and a family bathroom.

Features include allocated parking, lease over 100 years and a communal gardens.

**\*\*Chain Free\*\***

Call vendor's sole agents Benjamin Stevens now to view!



**Exterior**



**Kitchen 9'10" x 5'6" (3.02 x 1.70)**



**Bedroom One 12'11" x 8'8" (3.96 x 2.66)**



**Family Bathroom**



**Bedroom Two 12'4" x 10'7" (3.76 x 3.23)**



**Reception Room 14'11" x 13'9" (4.56 x 4.20)**



## Communal Gardens



## Allocated Parking Space



## Tenure

Lease- 129 Years Remaining

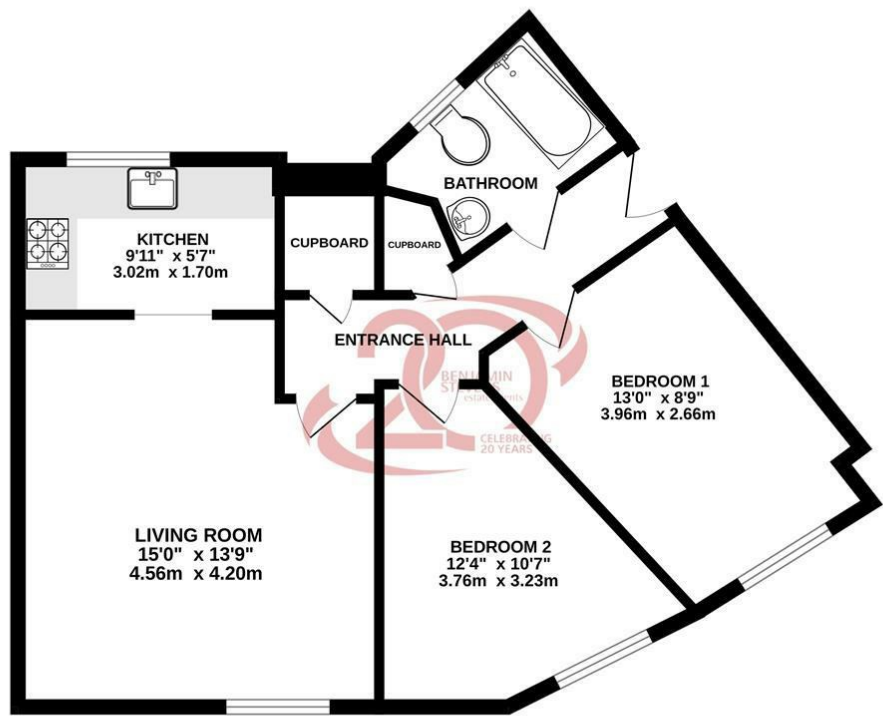
Ground Rent- £258.08pa

Service Charge- £1,839.47pa



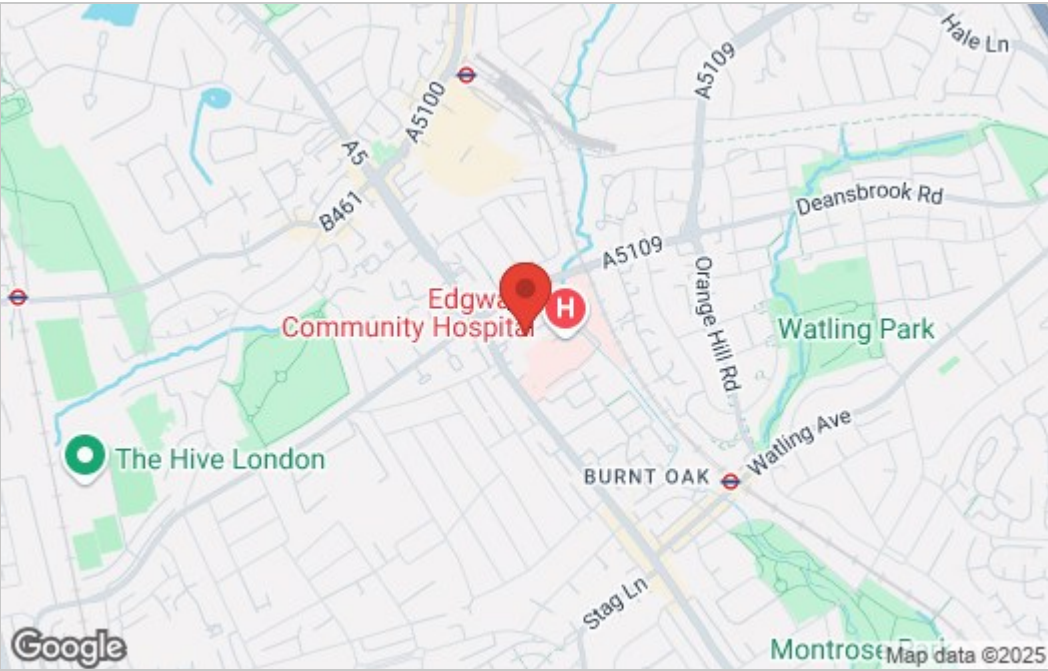
Floor Plan

FIRST FLOOR  
600 sq.ft. (55.8 sq.m.) approx.

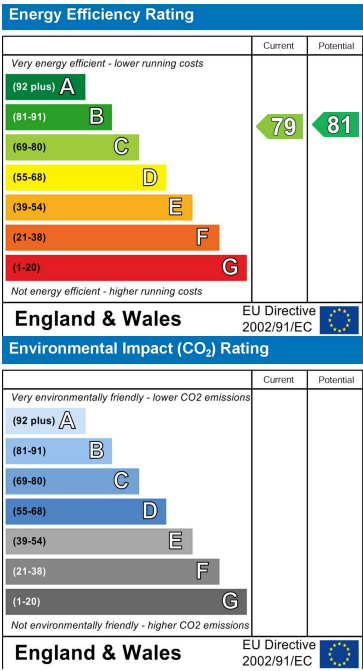


TOTAL FLOOR AREA: 600 sq.ft. (55.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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