



## Flat 3 212a Camrose Avenue, Edgware, HA8 6AG

**Offers In The Region Of £275,000**

LARGE ONE BEDROOM GROUND FLOOR - ALLOCATED PARKING - GARDENS - IMMACULATE CONDITION

This stunning, modern one bedroom ground floor purpose built apartment, sits in a development of just six apartments located on Camrose Avenue within the catchment of the popular Krishna Avanti School. Perfectly suited to a first time buyer or investor.

The apartment is in superb order all the way through and accommodation comprises entrance hallway with utility cupboard, large open plan living space with modern kitchen, large double bedroom and modern bathroom.

The apartment has engineered oak flooring throughout, allocated and visitor parking to the front, a very large communal garden area to the rear, and a bike store for residents. The property windows have security grilles making it extra secure and the flat is within walking distance to Jubilee and Northern lines.

These apartments rarely come to the market.

## Exterior



Allocated and additional visitor parking spaces, bin store and sensor lighting, entry phone system into block

### Communal entrance

Entry phone system into block, stairs to first floor, sensor lighting, mailboxes, tiled flooring.

### Entrance hallway

Wooden door from communal entrance into flat, real wood flooring, doors to open plan reception room, bedroom and bathroom. Entry phone system, large utility cupboard with plumbing for washing machine.

**Open Plan Reception room 23'6 x 13'10 at widest points (7.16m x 4.22m at widest points)**



Dual aspect double glazed windows to side and rear, real wood flooring throughout, ceiling lights and TV point. The room is easily split in defined, living, dining, working and kitchen areas

## Alternate view



## Alternate view



## Kitchen area



Double glazed window to side aspect, range of modern wall and base units with contrast counters, gas hob with electric oven and extractor hood over. Space for large fridge freezer and plumbed for dishwasher. Stainless steel one and a half bowl sink with mixer tap and drainer. Combination boiler.

**Bedroom 12'5 x 9'4 (3.78m x 2.84m)**

Double glazed window to rear aspect, wood flooring, ceiling light

**Alternate view**



**Communal gardens**



Large communal gardens at side and rear of block with dual secure entry, mainly laid to lawn, bike store and mature shrub and tree borders

**Bathroom 7'1 x 5'4 (2.16m x 1.63m)**



Modern part tiled bathroom with bath tub with mixer tap and shower attachment, hidden cistern low level push button flush WC, suspended wash hand basin, mirror with additional lighting and shaver point.

**Parking**



Allocated parking space at front of block plus visitor space

**Tenure**

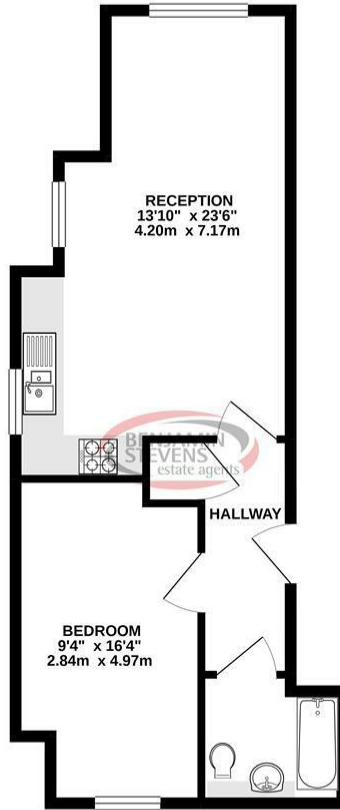
Leasehold 111 years  
Ground rent £200 per annum  
Service charge £1400 per annum

**Bike Store/Shed**

Residents only Bike storage available

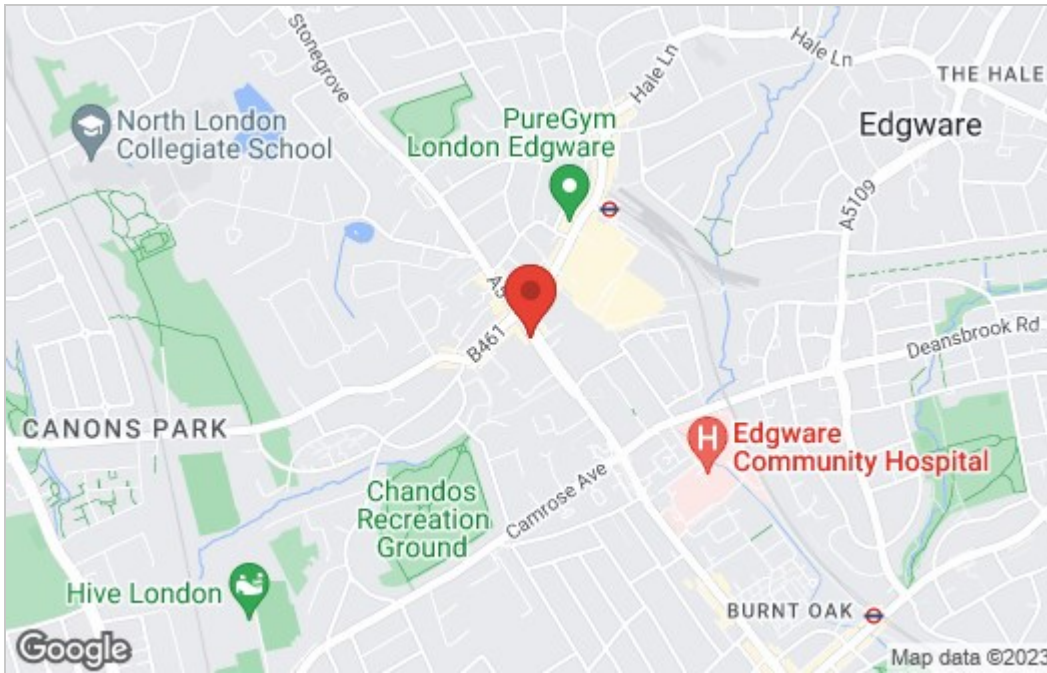
# Floor Plan

GROUND FLOOR  
512 sq.ft. (47.6 sq.m.) approx.

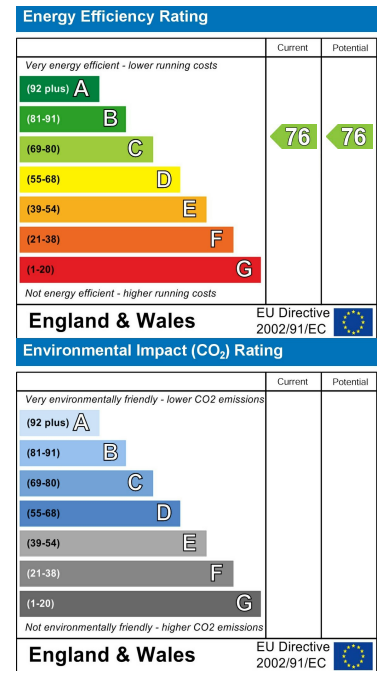


TOTAL FLOOR AREA - 512 sq.ft. (47.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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



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