



£230,000

TENURE : LEASEHOLD

Marnie Court, Edmonton N9

Bedrooms : 1

Bathrooms : 1

Reception Rooms : 1

One Bedroom Flat

Garden access

Gated residents parking

Open plan kitchen and living

120 Year lease

Close to transport links

Edmonton

13 Empire Parade, Edmonton, London, N18 1AA

info@gracechurch-property.co.uk | 02034180580

Website: <http://gracechurch-property.co.uk> &

<http://gracechurch-unique.co.uk>

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This one-bedroom ground-floor flat sits in Marnie Court, a modern development set back from Bury Street. A gated driveway leads to secure residents parking.

This home offers 497sqft of well-planned space with plenty of storage. The kitchen, dining and living room measures 18'1 x 11'5 and has two windows along one wall, so both the seating area and the kitchen get plenty of daylight. The living area has neutral carpet and room for a full sofa arrangement, with space for a dining table. The kitchen is fitted with light wood-effect wall and base units, dark speckled worktops and a white tiled splashback. The stainless steel sink sits beneath the window. There's space for a freestanding cooker, a fridge freezer and a washing machine, and the combination boiler is set neatly beside the wall units.

The double bedroom sits at the back of the flat, away from the front door, and measures 11'5 x 10'4 and has a built-in wardrobe. Glazed doors open straight onto the garden area, which is rare for a flat at this level, giving the room a bright, open feel and fresh air on warmer days.

The bathroom is finished in white tiling and fitted with a panelled bath, mixer tap, rail-mounted shower and glass screen. There is also a pedestal basin, a close-coupled WC and a chrome heated towel rail, and a frosted window lets in natural light and air. The garden has a paved patio and room for a table and chairs; a lawn lies beyond it.

Location

Marnie Court is on Bury Street, close to the junction with the Great Cambridge Road. Bush Hill Park station is around half a mile away, and Edmonton Green is around 0.7 miles, and both offer Overground and National Rail services into Liverpool Street. Bus stops are on Bury Street itself. Edmonton Green Shopping Centre and Bury Lodge Gardens are within easy reach. Families will note that The Raglan Junior School and The Latymer School are both a short walk away. Drivers are moments from the A10, which gives quick access to the A406 North Circular, the M25 and central London.

Other Information

Parking Arrangements: Gated Residents & visitor parking
Vendors position: Actively looking
Council Tax Band: C (£2,015 p/yr) - Single person discount applicable
Tenure: Leasehold 120 years remaining
Service Charge: £214.82 Per Month (includes building insurance)
Ground Rent: £10 Per Annum

Utilities:

Water: Mains water connected to the property
Electricity: Property connected to mains electricity
Drainage: Mains & surface water drainage connected to the property
Heating: Gas Central Heating
Windows: Double-glazing
Mobile coverage: Voice & Data likely for all networks - We recommend buyers check the Ofcom checker
Broadband (estimated download speeds): Ultrafast 1000 Mbps

Anti-Money Laundering Checks

Regulations require us to conduct identity and AML checks and gather information about every buyers financial circumstances. These checks are essential in fulfilling our Customer Due Diligence obligations, which must be done before any property can be marked as sold subject to contract. The rules are set by law and enforced by Trading Standards.

We will start these checks once you have made a provisionally agreeable offer on a property. The cost is £40 (including VAT). This fee covers the expense of obtaining relevant data and any necessary manual checks and monitoring. Its paid in advance via our onboarding system, Kotini, and is non-refundable.

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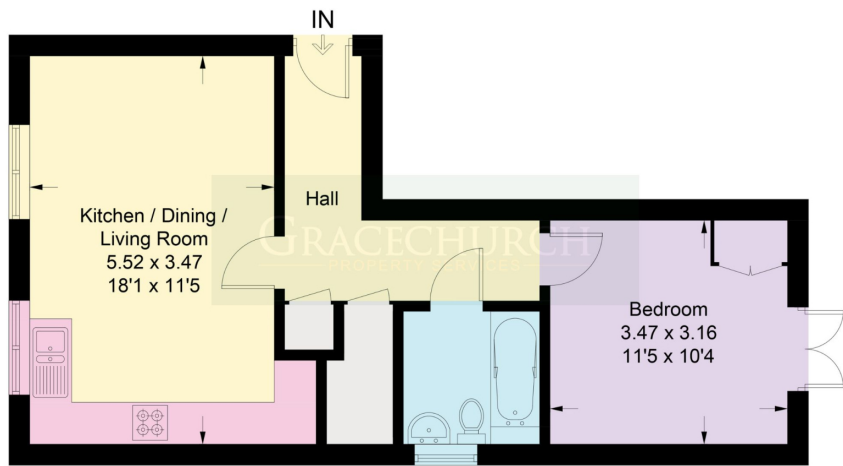
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 PROPERTY SERVICES

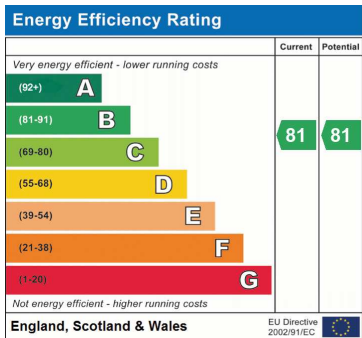
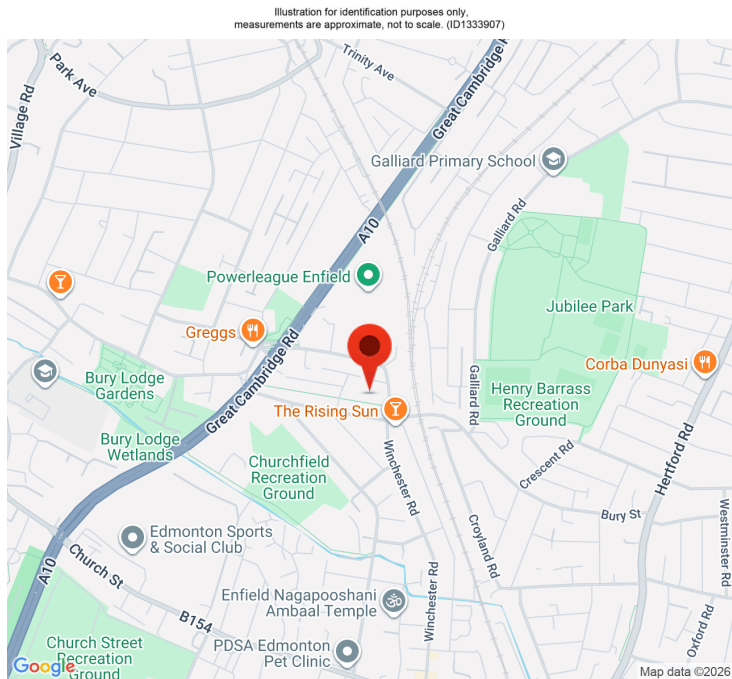
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Approximate Gross Internal Area = 46.2 sq m / 497 sq ft



Ground Floor



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