Gean Court, Cline Road, Bounds Green, London N11 2NF

barnard marcus

welcome to

Gean Court Cline Road, London

Located on the 3rd floor of a modern purpose-built block, this bright and spacious one bedroom flat benefits from an abundance of natural light and underground parking, and is ideally located for Rail and Underground.

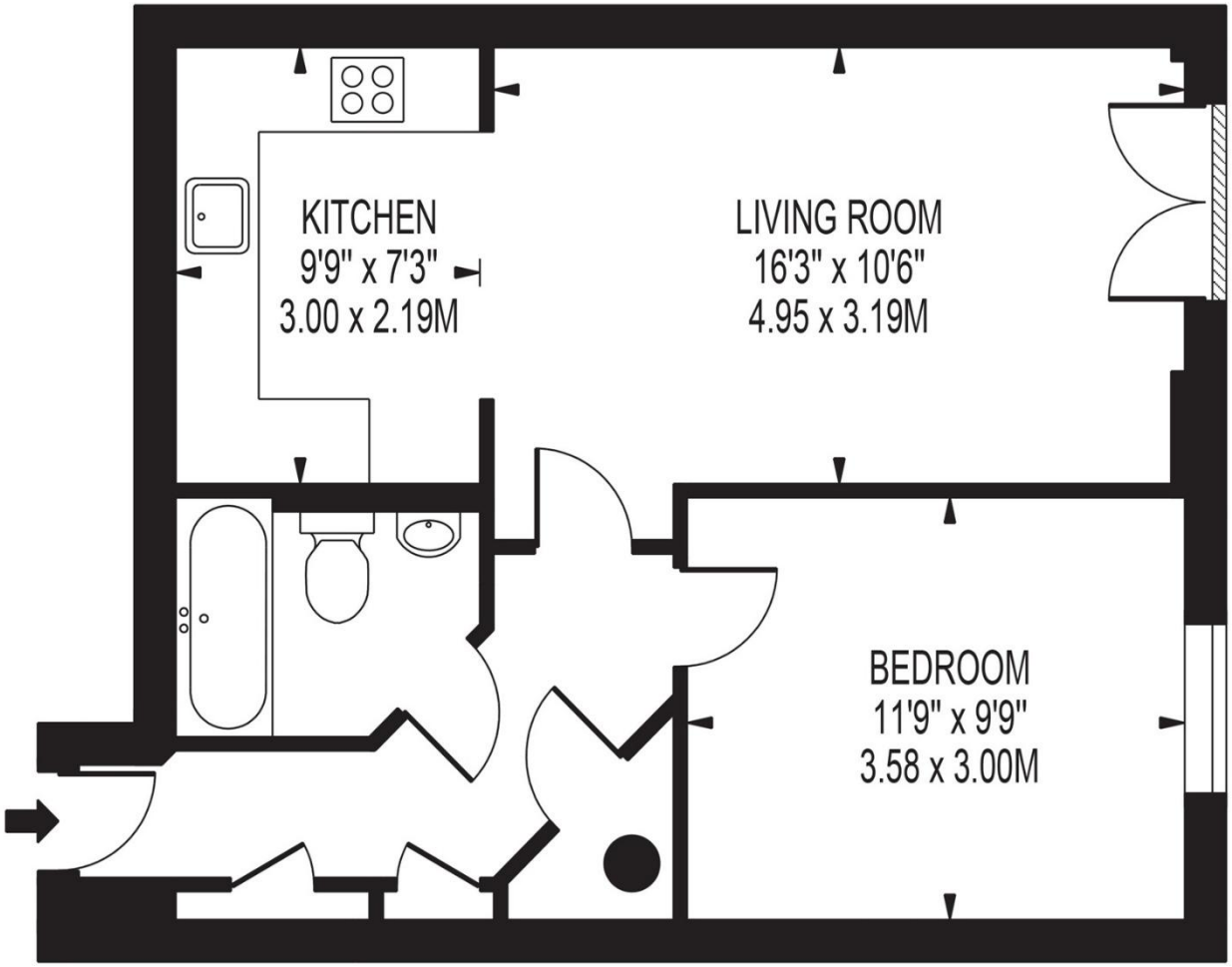
The flat comprises of a reception room open to a modern kitchen, double bedroom and bathroom. It also benefits from good built-in storage and an allocated parking space in the underground garage. It is offered to the market with no onward chain.

Built in 2009 the block is superbly located close to Bounds Green Tube station, New Southgate Mail line train station plus easy access to the north circular. Well located for local Schools and Parks, the flat will be ideal for a first time buyer, downsizer or as a RENTAL INVESTMENT

Agent's Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the purchase does not go ahead.

GEAN COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: **492 SQ FT - 45.73 SQ M**



THIRD FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

Gean Court Cline Road, London

- Modern block
- Upper Floor
- Lift
- Allocated Underground parking space
- Good transport links

Tenure: Leasehold EPC Rating: C
Service Charge: £3,100
Ground Rent: £150

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£215,000

Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
MUH106592 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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