Ainsley Close, N9 9XL
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- Kings Are Please to Present This
- One Bedroom Retirement Flat
- Lift Access
- Situated On The Top Floor
- 17ft Lounge/Diner
- Residents Parking, Communal Lounge & Gardens
- 85 Year Lease
- Service Charge £2,990.36pa, Ground Rent £160pa
- Chain Free
- Council Tax Band C

£115,000

KINGS are pleased to present this ONE BEDROOM RETIREMENT FLAT which is located within a DEVELOPMENT FOR OVER 60'S. The secure building is entered via an entryphone system with stairs or LIFT ACCESS to the upper floors. The property is situated on the top floor and available with NO ONWARD CHAIN.

Features include a 17FT LOUNGE/DINER leading onto a separate fitted kitchen, a good sized bathroom, a spacious double bedroom with fitted wardrobes, and economy 7 heating. Further benefits include RESIDENTS PARKING, a communal lounge and gardens with a patio seating area, a laundry room and a 24/7 in-house warden.

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
EPC Rating C
Lease - 85 Years Remaining (125 years from 24th June 1987)
Ground Rent - £160 Per Annum
Service Charge - £2,990.36 Per Annum
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: Very low, Surface Water: Very low

ENTRANCE

RECEPTION/DINING ROOM 17'3 x 10'1 (5.26m x 3.07m)

KITCHEN 7'11 x 6'0 (2.41m x 1.83m)

BEDROOM 14'3 x 9'3 (4.34m x 2.82m)

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

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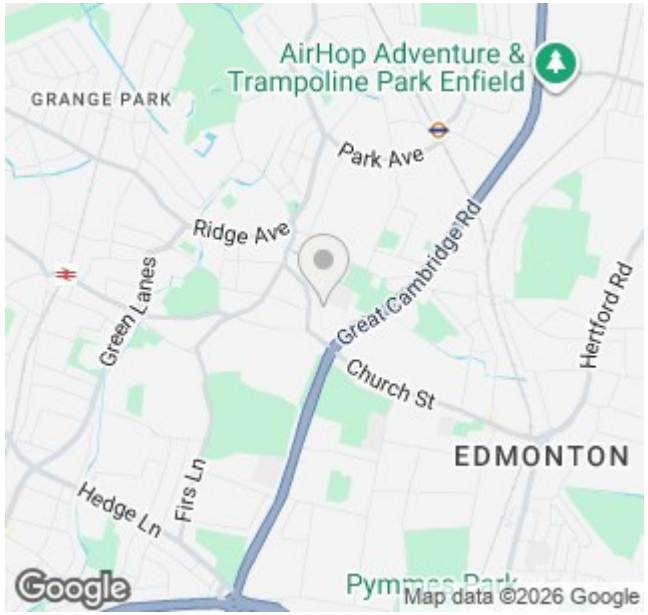
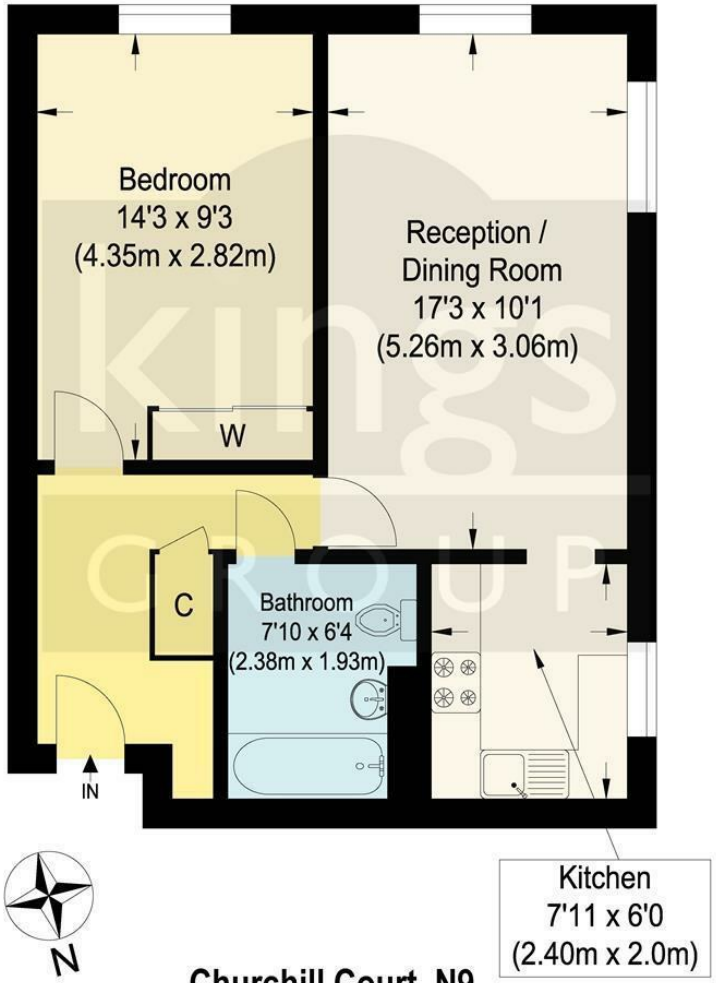
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Churchill Court, N9

Approximate Gross Internal Floor Area : 46.30 sq m / 498.36 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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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