



**Connells**

Walbrook Court Amias Drive  
Edgware



# Walbrook Court Amias Drive Edgware HA8 8GX

for sale  
**£500,000**



## Property Description

Situated within the popular Walbrook Court development in Edgware, this spacious three-bedroom apartment offers comfortable and well-presented living throughout. Benefitting from excellent transport links and close proximity to local shops and amenities, the property is an ideal purchase for families, first-time buyers, or investors alike.

The accommodation comprises a generous living and dining room with direct access to a private balcony, providing a perfect space for entertaining or relaxing. A large, well-fitted kitchen offers ample storage and workspace, while two modern bathrooms, including an ensuite to the principal bedroom, add to the convenience of the layout.

Further benefits include allocated parking, lift access to the first floor, and the property being maintained in good condition throughout. Viewing is highly recommended to appreciate the space and location on offer.

### Bedroom 1

Window to front aspect.

### Ensuite

Partially tiled, shower cubicle, water closet, wash hand basin, heated towel rail.

### Bedroom 2

Window to rear aspect.

### Bedroom 3

Window to front aspect.

### Bathroom

Partially tiled, bath with overhead shower, wash hand basin, water closet and heated towel rail.

### Balcony

### Allocated Parking

### Entrance Hall

Door to front aspect.

### Lounge

Sliding door to balcony and television point.

### Kitchen

Wall and base units, work surfaces, space for fridge/freezer, electric oven and hob, cooker-hood, plumbing for washing machine.

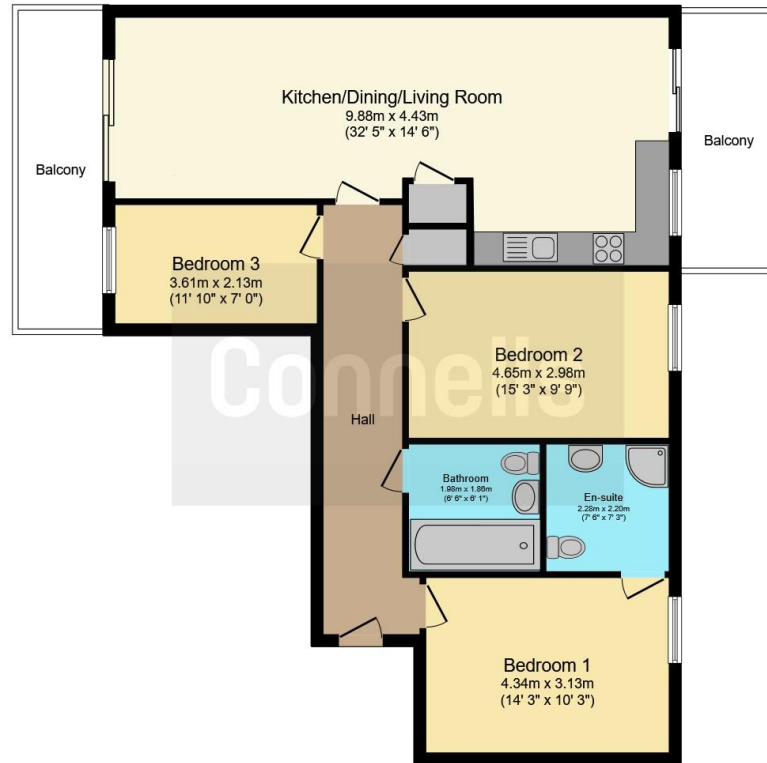












Total floor area 97.4 m<sup>2</sup> (1,048 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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86 High Street  
BUSHEY WD23 3HD

EPC Rating: C

Council Tax  
Band: E

Service Charge:  
3348.00

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BUS308157](http://connells.co.uk/Property/BUS308157)**

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.



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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