





## Heronsgate, Edgware

Offers Over £199,950

 2  1

### **\*CASH BUYERS ONLY\* \*SHORT 30 YEAR LEASE\***

A Chain Free two bedroom maisonette in the heart of Edgware, ideal for investors.

This property includes two double bedrooms, a family bathroom and a kitchen.

Situated in a convenient location, close to local schools and transport links, within walking distance to shops.

Call Benjamin Stevens to view now!

- CASH BUYERS ONLY
- Chain Free
- Two Bedrooms
- Great Location
- Ideal for investors
- Maisonette



Floor Area: sq. ft.

Tenure: Leasehold

Service Charge: £250 per annum

Ground Rent: £15 per annum

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
England & Wales		
EU Directive 2002/91/EC		

