



**Connells**

Olive Court Edwarebury Gardens  
Edware



# Olive Court Edgwarebury Gardens Edgware HA8 8AU

for sale  
**£400,000**



## Property Description

Connells are pleased to offer to the market this newly built two bedroom ground floor apartment.

The property briefly comprises of a spacious reception room, fully fitted kitchen, two bedrooms, bathroom and allocated parking.

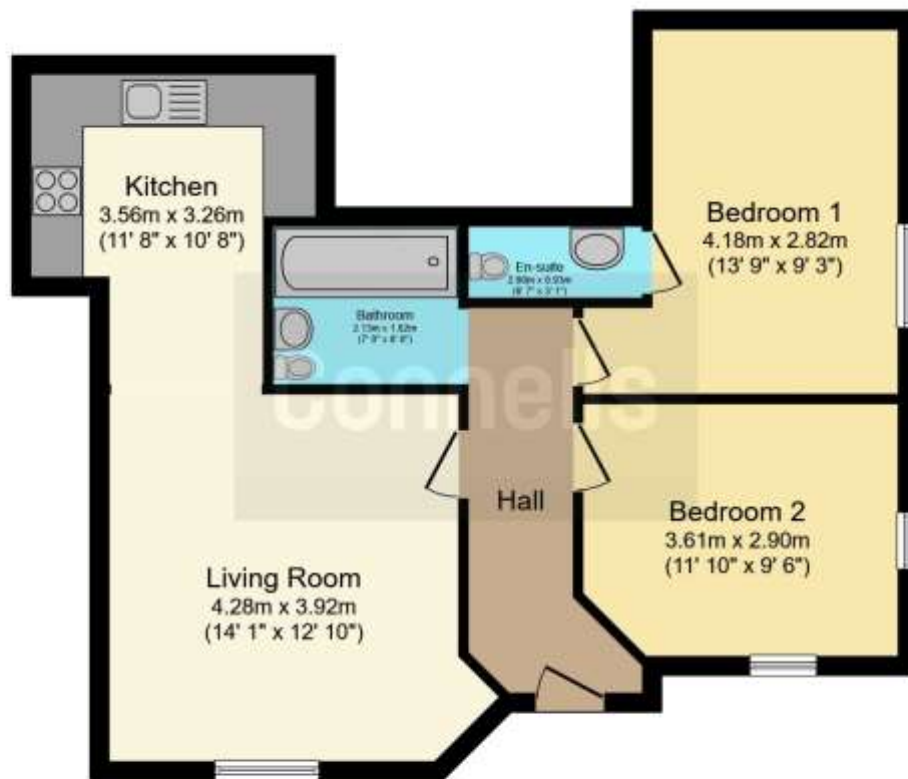
The property is conveniently located close to Edgware tube station and all amenities including schools, supermarkets, Edgware Shopping Centre and restaurants with great transport links being close to bus routes and both Edgware and Burnt Oak tube station.

This would make an ideal property for first time buyers or investors.

Viewings are highly recommended.







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.localagent.com](http://www.localagent.com)

To view this property please contact Connells on

**T 020 8427 4321**  
**E [harrow@connells.co.uk](mailto:harrow@connells.co.uk)**

182 Station Road  
 HARROW HA1 2RH

EPC Rating: C Council Tax  
 Band: D

Service Charge: 850.00 Ground Rent:  
 200.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HRW311212](http://connells.co.uk/Property/HRW311212)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Dec 2006. Should you require 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: HRW311212 - 0006

