Chas R

LOWE

Est.1876

Flat 19, Coleswood Simmons Close, London - N20 0TW

£350,000 Leasehold



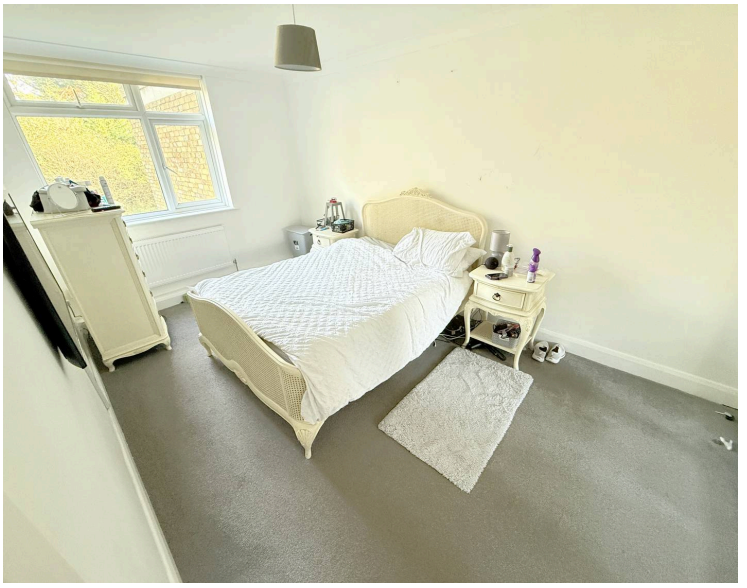




info @chaslowe.com 020 8440 6449 www.chaslowe.com

10 Church Hill Road East Barnet Herts EN4 8TB





Access via security entryphone system.

ENTRANCE HALL : laminate flooring, power points.

OPEN PLAN KITCHEN/RECEPTION ROOM

Kitchen area : base and eye level units, roll top work surfaces to two sides, sink and drainer, gas hob with extractor fan and light above, electric double oven, plumbing for washing machine or dishwasher, integrated fridge freezer, double glazed window overlooking communal gardens.

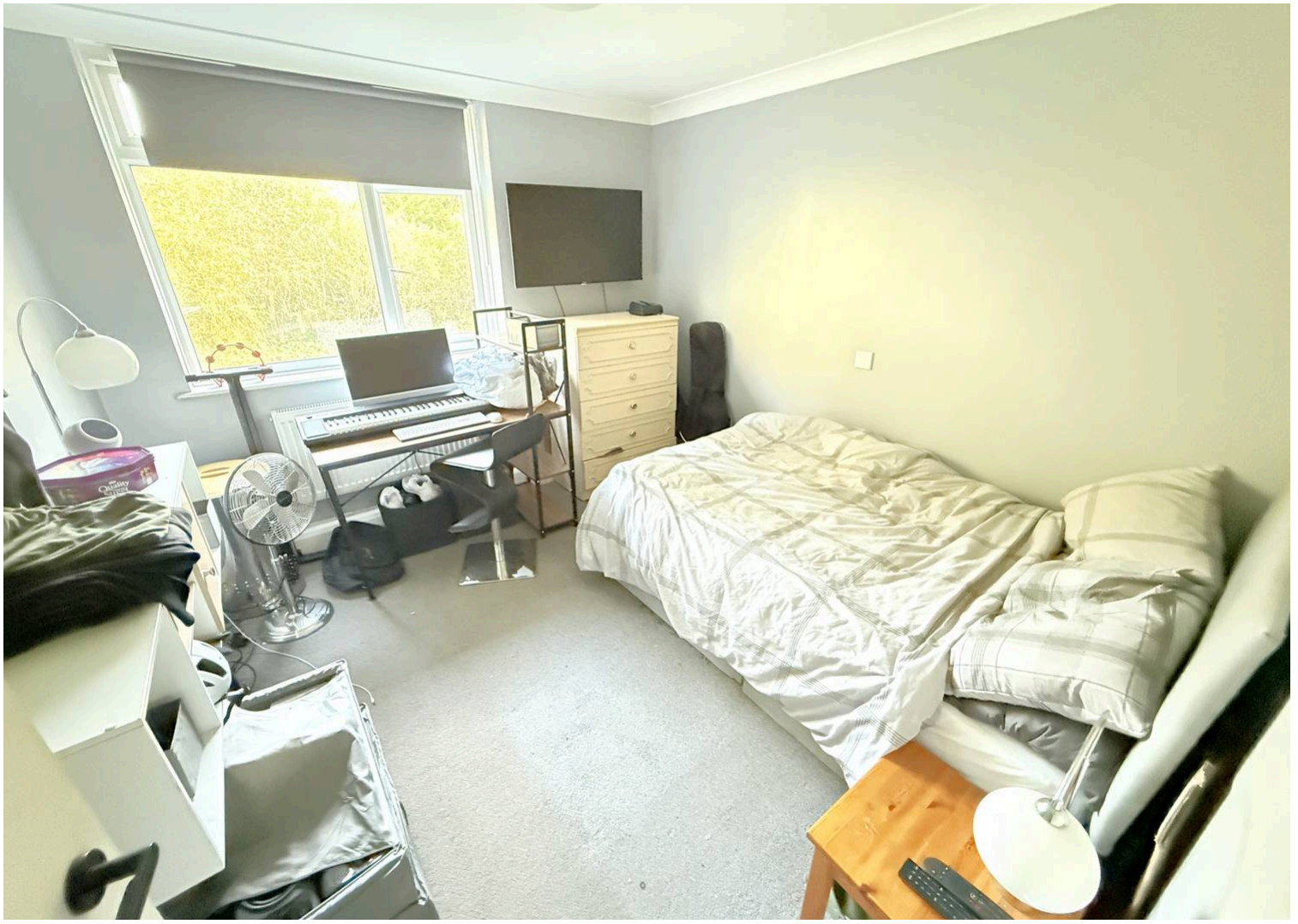
Reception area : double glazed door with double glazed window to side leading onto OWN BALCONY, laminate flooring, power points.

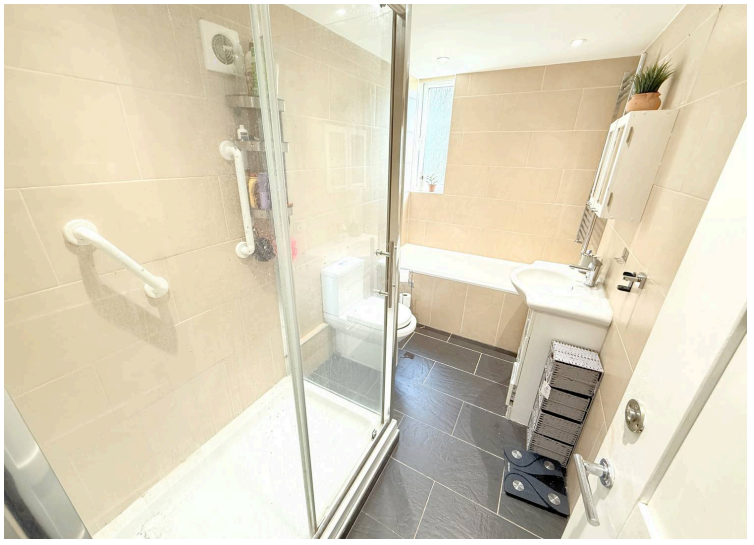
BEDROOM : double glazed window overlooking communal gardens, double radiator, power points, range of built in wardrobes.

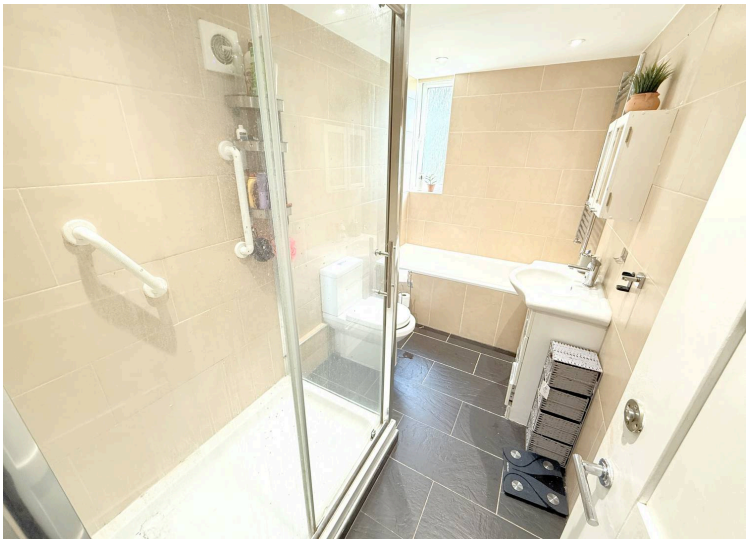
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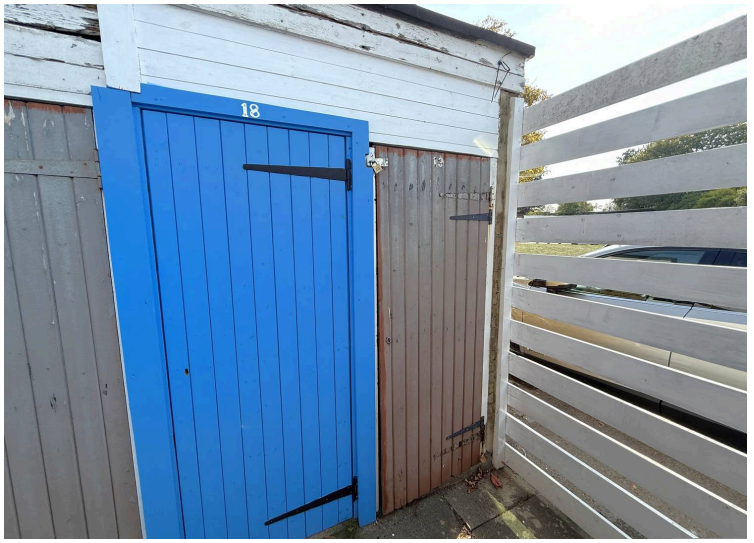
BATHROOM : low level flush WC, vanity unit with wash hand basin, tiled panelled bath with hot & cold mixer taps, separate shower cubicle, tiled walls, tiled flooring, chrome heated towel rail, double glazed frosted window.

EXTERNAL CUPBOARD on ground floor.



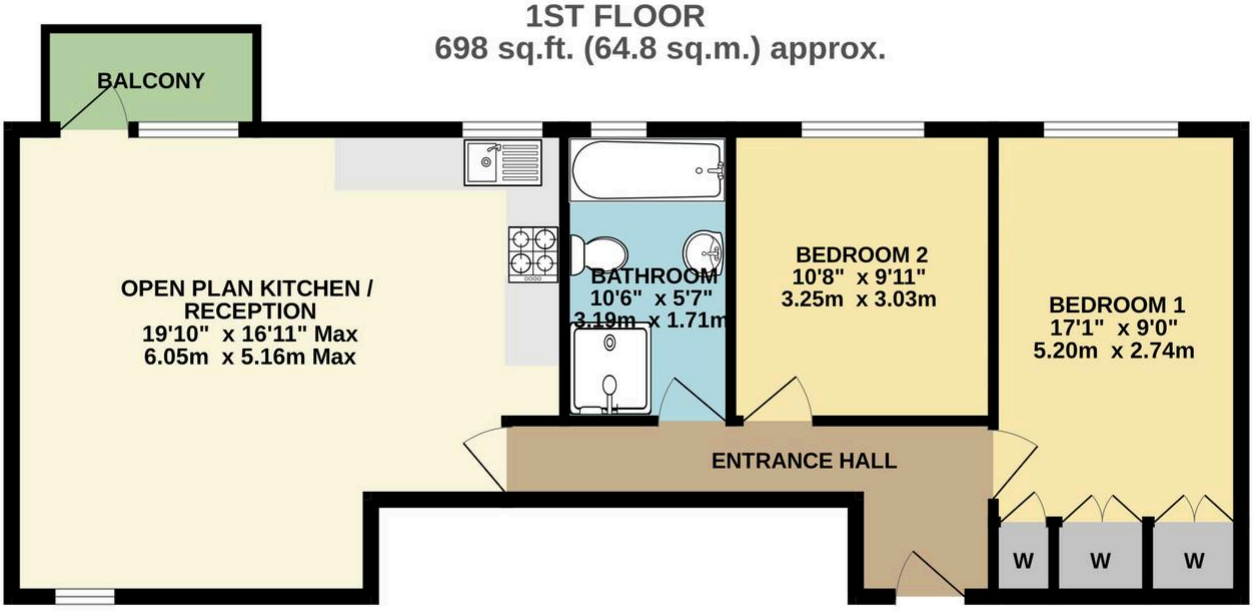





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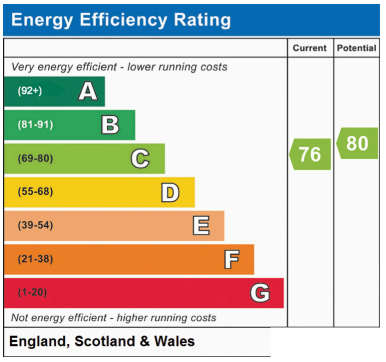


1ST FLOOR
698 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA : 698 sq.ft. (64.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1. **Money Laundering Regulations**
   In accordance with the requirements of the Money Laundering Regulations, prospective purchasers will be required to provide satisfactory proof of identification at a later stage in the transaction. Your cooperation in providing the requested documentation promptly will assist in preventing any delay in the progression of the sale.

2. **General Information**
   Whilst every effort has been made to ensure that the sales particulars are fair, accurate, and reliable, they are provided for general guidance only and do not constitute part of any offer or contract. Should any matter be of particular importance to you, please contact our office and we will endeavour to verify the relevant information for you, particularly if you are intending to travel a considerable distance to view the property.

3. **Measurements**
   All measurements, dimensions, and floor areas provided within these particulars are approximate and are supplied for guidance purposes only. They should not be relied upon as precise measurements and must not be treated as statements of fact.

4. **Services and Appliances**
   Please note that we have not tested any services, systems, equipment, or appliances at the property. Accordingly, prospective purchasers are strongly advised to arrange their own independent surveys, inspections, and service reports prior to finalising any offer to purchase.

5. **Disclaimer**
   These particulars are issued in good faith; however, they do not constitute representations of fact and shall not form part of any offer or contract. All information contained herein should be independently verified by prospective purchasers or tenants. Neither Sequence (UK) Limited nor any of its employees or agents has the authority to make or give any representation or warranty whatsoever in relation to this property.

Anti-Money Laundering (AML)

Chas R Lowe Estates is required to carry out Anti-Money Laundering (AML) checks on buyers and sellers in accordance with applicable money laundering regulations. These checks must be satisfactorily completed before we can proceed with the transaction.

Where any part of a buyer's purchase funds is provided as a gift, each individual providing gifted funds will also be required to undergo AML checks.

We use Coadjute's Assured Compliance service to undertake these checks. A fee of £55.00 plus VAT per individual applies to each AML check conducted.

Once the AML check has been carried out, the fee is non-refundable, regardless of the outcome of the check or whether the sale proceeds to completion. This includes circumstances where an individual does not pass the checks or the sale falls through.