

MAUNDER TAYLOR

CHARTERED SURVEYORS ESTATE AGENTS MANAGING AGENTS
1320 High Road, London N20 9HP 020 8446 0011 maundertaylor.co.uk

FOR SALE – CASH BUYERS ONLY 2 BEDROOM, FIRST FLOOR MAISONETTE



75 WELBECK ROAD, EAST BARNET, EN4 8RY

This 2-bedroom, first floor maisonette is situated in a cul-de-sac conveniently close to local shops, schools, and transport links, including nearby rail services from Oakleigh Park Station providing direct access into central London.

CASH BUYERS ONLY The property is in need of repair & modernisation, and is offered to market with 42 years remaining on the lease – the price reflects the condition of the property and the lease length – *to be sold as seen*.

SUMMARY OF ACCOMMODATION

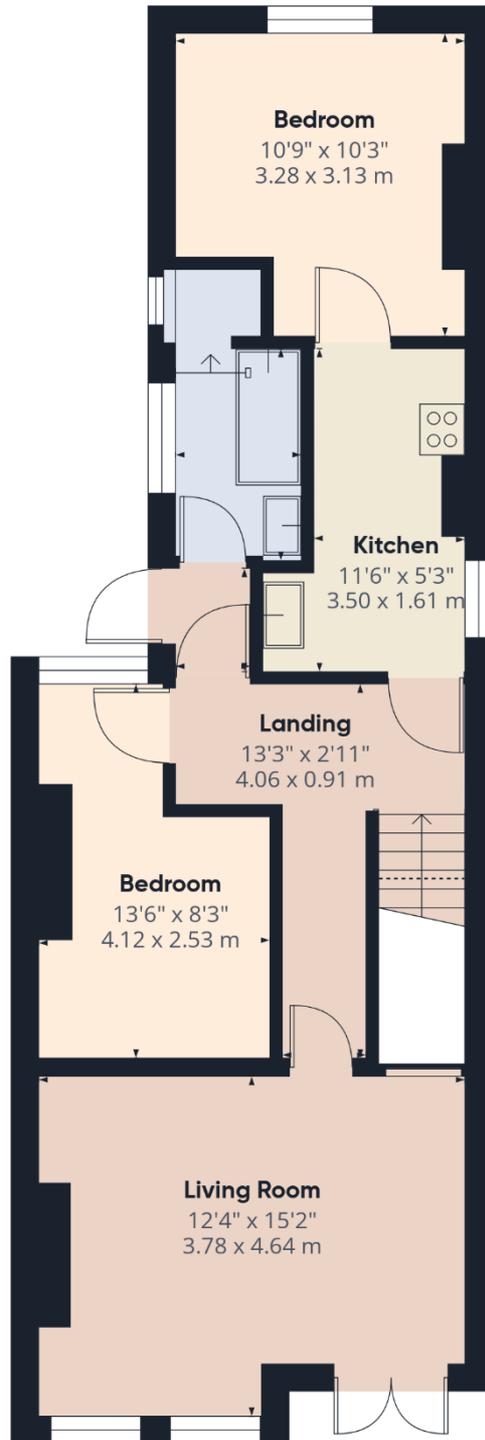
2 BEDROOMS • RECEPTION ROOM *with small balcony*
KITCHEN • BATHROOM • SECTION OF GARDEN

PRICE: £230,000 LEASEHOLD - CHAIN FREE



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, M H MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM
ASSOCIATES: SE MAUNDER TAYLOR MIRPM AssocRICS, BA EWEN MNAEA, JD MELLOR DipSurv Pract

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.



Floor 1

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Street entrance door opening to;

Hallway

with radiator, cupboard housing fuses & electricity meter, stairs rising to;

First Floor Landing

With T-shaped hallway, radiator and doors to;

Reception

Windows to front, plus casement doors to small front balcony with railing. Built-in shelving recess, radiator.

L-Shaped Kitchen

With range of wall & base units, stainless steel sink & drainer, 4-ring gas hob with oven below, space & plumbing for washing machine, space for under unit fridge, tiled splash back, wall mounted combination boiler, window to side, opening through to;

Rear Bedroom

L-shaped, radiator, window to rear.

Bedroom

L-shaped, radiator, window to rear.

Rear Lobby

Door to rear balcony with steps down to rear access way & small section of garden. Further door opening to;

Bathroom

Comprising; bath, wash basin, WC, radiator, windows to side.

Council Tax Band: C

Outgoings:

Service Charge: £ TBC

Ground Rent: £ TBC

NOTE: Property is in need of refurbishment and repair. Neither the heating or any appliances have been tested. The power is currently switched off at the property.

