



Hickory Close, N9 7PY
Edmonton





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- Kings Are Pleased To Present This
- One Bedroom Flat
- Situated On The First Floor
- Immaculate Condition Throughout
- Modern Kitchen & Bathroom
- Residents Parking & Communal Grounds
- Close To Jubilee Park & Local Shops
- 90 Year Lease
- Service Charge £1485.44pa, Ground Rent £70pa
- Chain Free

£210,000



KINGS are pleased to present this IMMACULATE One Bedroom Flat located on the FIRST FLOOR and available CHAIN FREE. The purpose built property is in EXCELLENT CONDITION and is situated in a POPULAR PRIVATE LOCATION just off Galliard Road including RESIDENTS PARKING and communal grounds.

Features include a lounge/diner opening onto a MODERN KITCHEN WITH APPLIANCES, a double bedroom and a MODERN BATHROOM. Further benefits include a storage cupboard in the hall, loft storage, secondary glazing, electric mains heating, spotlights and a refreshed decor.

Jubilee Park and local shops are within walking distance whilst transport links are provided in the form of the nearby A10 access. For commuters into the city there are both Bush Hill Park and Edmonton Green train stations within easy reach. We feel that this would be perfect for FIRST TIME BUYERS or as an ideal investment for buy-to-let landlords.

Council Tax Band B

EPC Rating C

Lease - 90 Years Remaining (125 years from 24 March 1992)

Service Charge - £1,485.44 Per Annum

Ground Rent - £70 Per Annum

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: Very low, Surface Water: Very low

ENTRANCE HALL

LOUNGE 12'1 x 10'1 (3.68m x 3.07m)

With secondary glazed window to rear, electric heater, tv point, spotlights, laminated wood style floor

KITCHEN 7'2 x 5'6 (2.18m x 1.68m)

With secondary glazed window to rear, range of wall and base units work tops over, stainless steel sink unit, washing machine, fridge/freezer, electric oven, hob, extractor, spotlights, part tiled walls.

BEDROOM 9'5 x 9'0 (2.87m x 2.74m)

With secondary glazed window to front, electric heater, laminated wood style floor

BATHROOM 8'0 x 4'10 (2.44m x 1.47m)

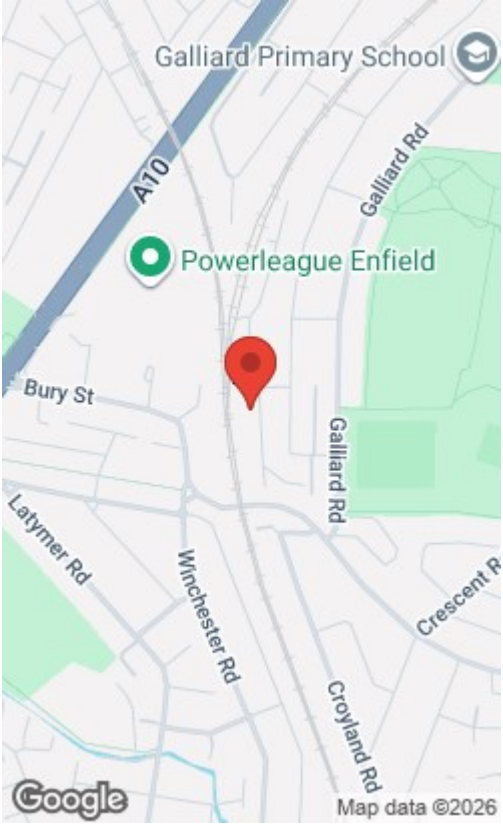
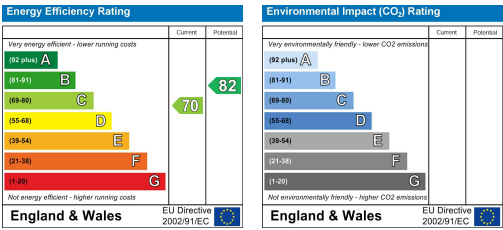
With low level wc, wash hand basin with mixer taps into vanity unit, panel enclosed bath with mixer taps and shower, tiled walls and floor.



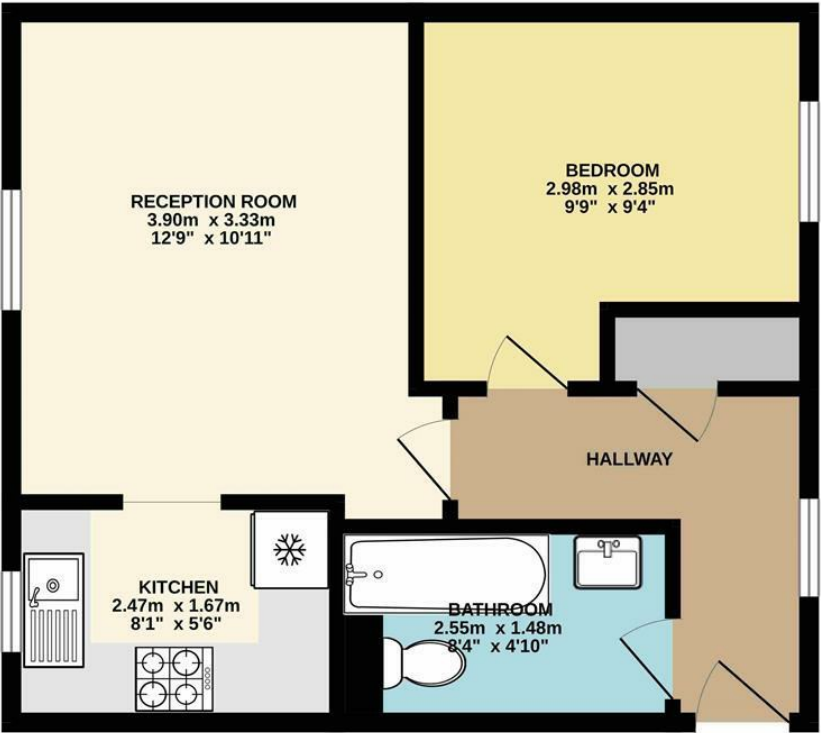








FIRST FLOOR
32.3 sq.m. (348 sq.ft.) approx.



THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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