



Parr Close, N9 0UY  
London





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GROUP

## Parr Close, N9 0UY

- Kings Are Pleased To Present This
- Two Bedroom Flat
- Situated On The Second Floor
- 18ft Lounge/Diner & Separate Kitchen
- Dressing Room & Double Glazed Windows
- Residents Parking & Communal Grounds
- 86 Year Lease With Share Of Freehold/Management
- Service Charge - £2,034.48 Per Annum
- Chain Free
- Council Tax Band C

Offers Over £235,000



KINGS are pleased to present this spacious Two Bedroom flat available with NO ONWARD CHAIN. This well presented property situated on the second floor of a purpose built development features a 18FT LOUNGE/DINER, a separate kitchen, and a walk-in DRESSING ROOM to the master bedroom. Further benefits include built-in storage, RESIDENTS PARKING, communal grounds and DOUBLE GLAZED WINDOWS.

The property is within easy reach of Edmonton Green train station and shopping centre, there is also good access to road links such as the A406 North Circular Road. The property is situated within close proximity to Fore Street with all the shops, restaurants and amenities it has to offer.

Council Tax Band C  
Share Of Freehold/Shareholder of Management Company  
Lease - 86 Years Remaining (125 years from 1 January 1987)  
Service Charge - £2,034.48 Per Annum  
Ground Rent - Included Within Service Charge  
Construction Type - Standard (Brick, Tile)  
Flood Risk - Rivers & Seas: Low, Surface Water: Vey Low

#### **ENTRANCE HALLWAY**

**RECEPTION / DINING ROOM 18'4 x 10'3 (5.59m x 3.12m)**

**KITCHEN 8'5 x 7'5 (2.57m x 2.26m)**

**BEDROOM ONE 11'4 x 8'4 (3.45m x 2.54m)**

**WARDROBE AREA 6'5 x 4'8 (1.96m x 1.42m)**

**BEDROOM TWO 11'4 x 5'8 (3.45m x 1.73m)**

**BATHROOM 7'8 x 6'7 (2.34m x 2.01m)**



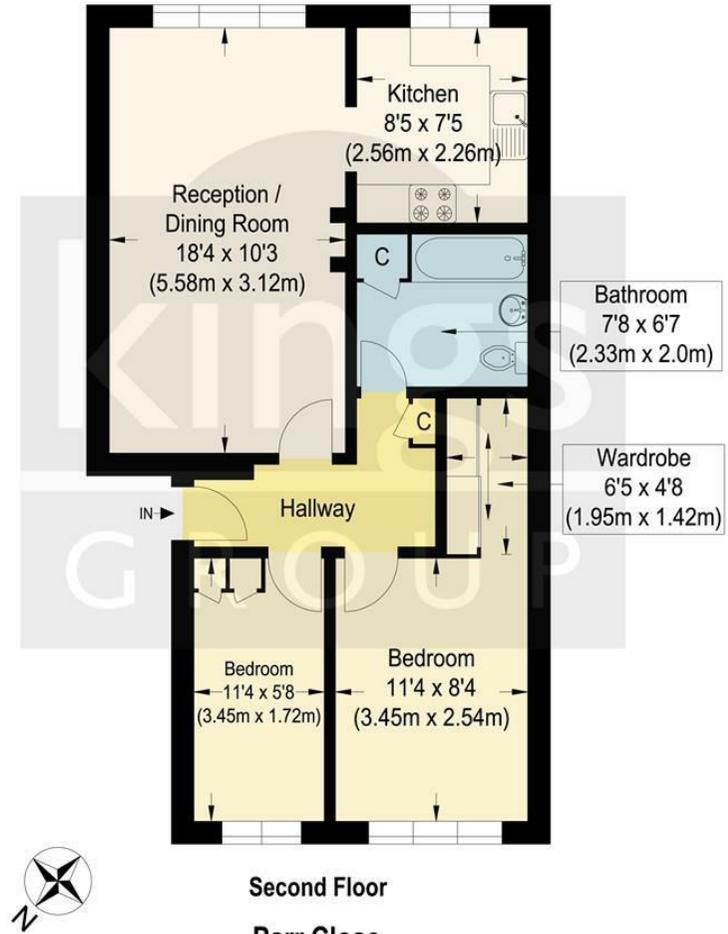
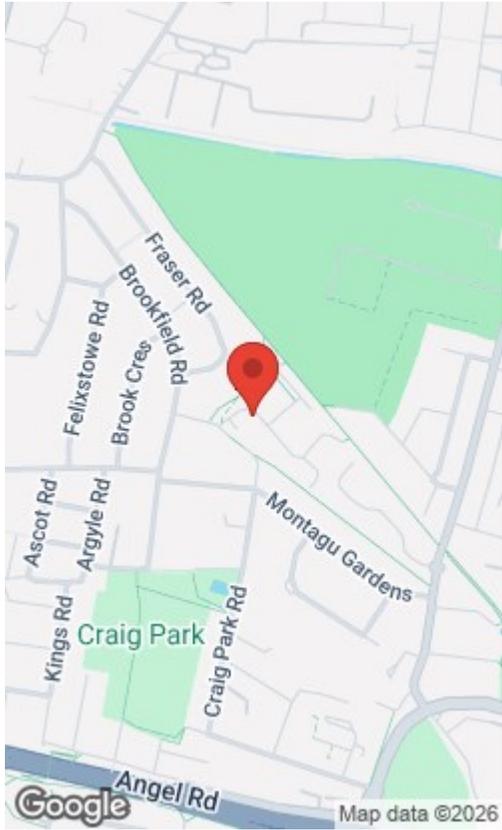


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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



Second Floor  
Parr Close  
Approximate Gross Internal Floor Area : 52.20 sq m / 561.87 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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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