



## MAPLIN CLOSE, N21 1NB



**£400,000 Leasehold**

- TOP FLOOR FLAT
- TRIPLE ASPECT LOUNGE
- KITCHEN
- GARAGE
- ENTRYPHONE SYSTEM
- THREE BEDROOMS
- PRIVATE BALCONY
- FAMILY BATHROOM
- LIFT TO ALL FLOORS

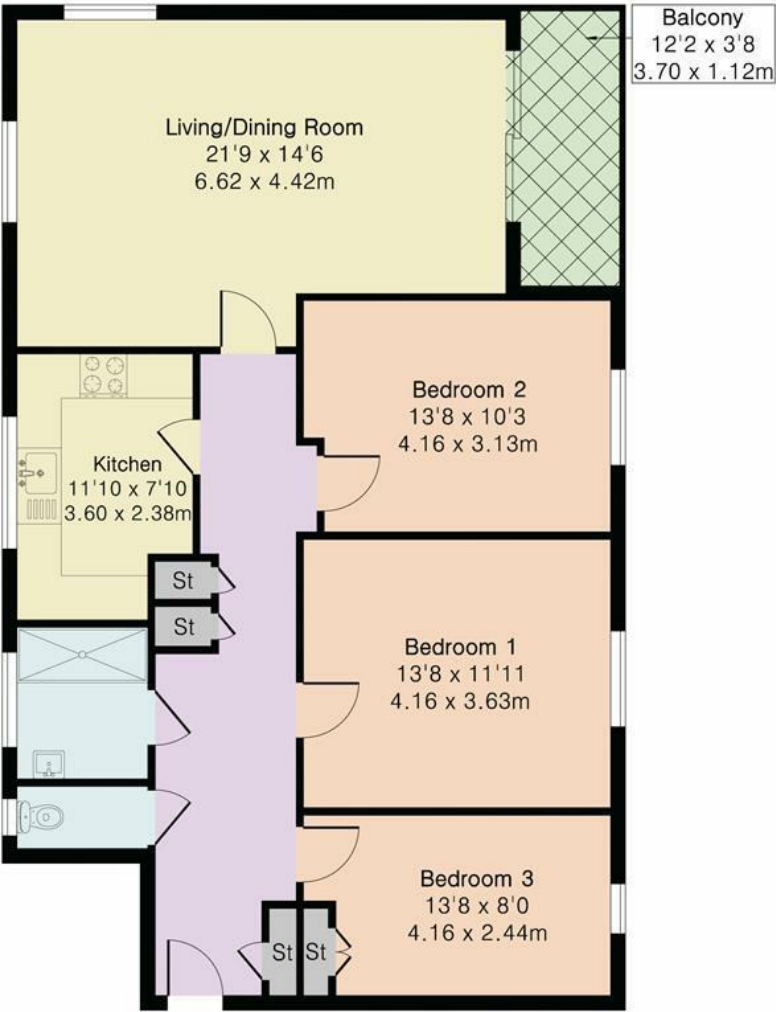
Property Details

We have pleasure in offering for sale this top floor apartment situated in this sought after development. The accommodation consists of three bedrooms, a triple aspect lounge that runs the width of the building with private balcony, kitchen, family bathroom and separate WC. The apartment also has shared usage with the neighbouring property of a large roof terrace and in addition to its many features, it offers the convenience of its own private garage.

Situated within easy reach of Eversley, Grange Park, Highlands and Merryhills school.



Approximate Gross Internal Area 1044 sq ft - 97 sq m



Third Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 62      | 76                      |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

