



Connells

Olive Court Edwarebury Gardens
Edware

Olive Court Edgwarebury Gardens Edgware HA8 8AU

for sale
£350,000



Property Description

Connells are pleased to offer to the market this well-presented two-bedroom ground floor flat situated within the sought-after Olive Court development on Edgwarebury Gardens, offers comfortable and convenient living, making it an ideal purchase for first-time buyers, investors, or those looking to downsize.

The accommodation comprises a welcoming entrance hall leading to a bright and spacious reception room, providing ample space for both living and dining furniture. The fitted kitchen offers a range of wall and base units with space for essential appliances, creating a practical and functional environment for everyday living.

There are two well-proportioned bedrooms, both benefiting from natural light, as well as a family bathroom serving the accommodation. The property further benefits from ample storage throughout and double glazing.

Externally, residents can enjoy well-maintained communal grounds, while the property also benefits from an allocated parking space, providing added convenience and peace of mind.

Ideally located within easy reach of local shops, amenities, highly regarded schools, and excellent transport links, including nearby Edgware Underground Station (Northern Line), this fantastic ground floor apartment offers a superb balance of comfort, convenience, and accessibility.

Early viewing is highly recommended.

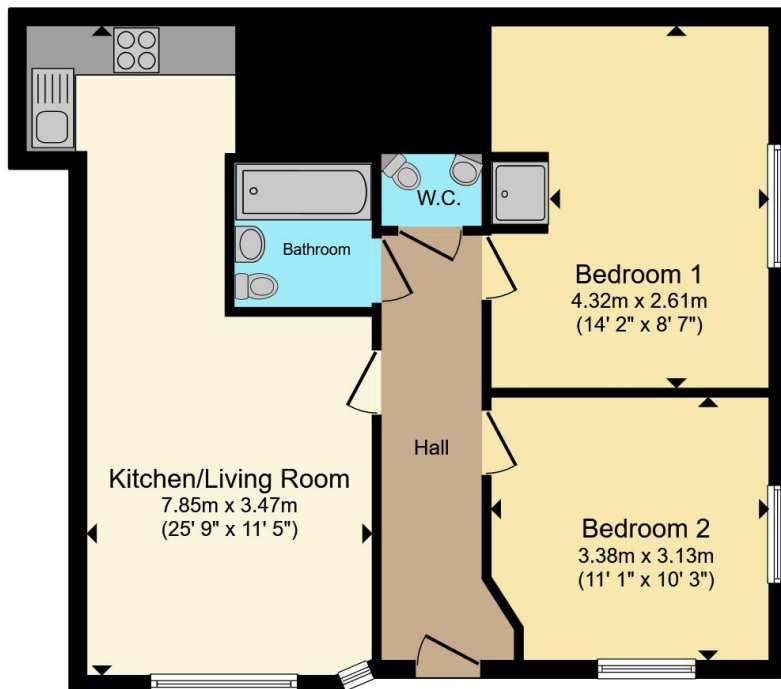
Agents Note:

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you to satisfy yourself in relation to the boundaries, condition and services prior to proceeding.

Agents Note:

"Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."





Ground Floor

Total floor area 65.6 m² (707 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

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182 Station Road
HARROW HA1 2RH

EPC Rating: C

Council Tax
Band: D

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HRW313201

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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