

## Runnerstone Court, London, N18 1FF



**£1,450 PCM**

KINGS are pleased to present this TWO DOUBLE BEDROOM APARTMENT. The property features a dual aspect 24FT OPEN PLAN LIVING SPACE providing designated lounge and dining areas along with a sleek fitted kitchen complete with integrated appliances, a good sized BALCONY, a modern bathroom and plenty of storage cupboards throughout.

There are many resident benefits and amenities such as secure GATED and ALLOCATED PARKING, a bike store, along with well kept communal grounds with CHILDRENS PLAY AREAS. There are also the comforts of gas central heating and double glazing throughout.

SHORT WALK AWAY from the A406, NORTH MIDDLESEX HOSPITAL and Fore Street with all the shops, restaurants and amenities. Silver Street and White Hart Lane Station just a reach away.

AVAILABLE NOW  
CALL NOW TO BOOK A VIEWING!!

## **COMMUNAL FRONT DOOR TO**

### **COMMUNAL ENTRANCE HALLWAY TO**

### **STAIRCASE TO SECOND FLOOR LANDING TO**

## **OWN FRONT DOOR TO**

### **ENTRANCE HALLWAY**

**5'6 x 18'3 (1.68m x 5.56m)**

With single radiator, spotlights, two storage cupboards, video entry phone, power points, carpeted flooring.

### **OPEN PLAN LOUNGE/ KITCHEN**

**24'3 x 11'6 (7.39m x 3.51m)**

With two double glazed window to side, two double radiators, TV point, phone point, power points, spotlights, laminate flooring, double glazed patio door to front (balcony).

#### **Kitchen Area**

With range of base and wall units with roll top work surfaces, stainless steel sink and drainer unit, integrated electric hob/ oven, extractor hood and fan, space for fridge/freezer, integrated dishwasher, plumbed for washing machine, power points.

### **BEDROOM ONE**

**13'5 x 10'5 (4.09m x 3.18m)**

With double glazed window to front, single radiator, fitted wardrobe, power points, carpeted flooring.

### **BEDROOM TWO**

**13'4 x 9'6 (4.06m x 2.90m)**

With double glazed window to front, single radiator, fitted wardrobe, power points, carpeted flooring.

### **BATHROOM**

**6'10 x 5'11 (2.08m x 1.80m)**

With heated towel rail, par tiled walls, panel enclosed bath with mixer tap, mains shower over bath, pedestal wash hand basin with mixer tap, low level W.C, spotlights, extractor fan, non-slip floor.



SECOND FLOOR  
66.0 sq.m. (710 sq.ft.) approx.



RUNNERSTONE COURT, EDMONTON, N18

TOTAL FLOOR AREA : 66.0 sq.m. (710 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>86</b>	<b>87</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>94</b>	<b>94</b>



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