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ASHTON & PERKINS

HAYNES PARK COURT, SLEWINS CLOSE

GUIDE PRICE £225,000





Guide Price £225,000 - £250,000. An ideal first time buy or investment offering large rooms! We are proud to offer this large chain free 2 bedroom flat overlooking Haynes Park and in a great location for local schools, amenities and Emerson Park / Gidea Park train stations. Lifts within the block, neutral decor, communal parking, balcony and lots more. Call today for your viewing.

Security entry system leads into development with lifts either end. Access to 3rd floor and flat location.

Front door leads into a large hallway with laminate flooring, neutral decor and access to.....

Living room; 4.8m x 3.8m

A good size family room with large window overlooking Haynes Park and access to balcony. Space for living and dining furniture, laminate flooring, electric radiators, neutral decor, fan ceiling lighting

Kitchen; 4m x 2.1m

Wall and base units with rolltop worksurface and stainless steel sink in set. Electric oven and hob with extractor over, walls part tiled and remainder white emulsion, laminate flooring, ceiling lighting, cupboard housing water cylinder.



Bedroom 1; 5.1m x 3m

Large master bedroom with large window overlooking Haynes Park offers built in wardrobe, lovely thick carpet, neutral decor, ceiling fan light, electric radiator

Bedroom 2; 3.7m x 3m

Another very good size double bedroom with neutral decor, built in wardrobes, fan ceiling lighting, carpet flooring, electric radiator

Bathroom;

Fully tiled bathroom with border and feature tiles provides a quadrant shower enclosure and triton electric shower, matching floor tiles, wash hand basin and matching low level w/c



Balcony;

Accessed via the living room, the large balcony offers space for lounging furniture and views of Haynes Park

Council tax - B

EPC - ordered

Lease 84 years remaining

Ground rent £10 per annum

Service charge approx £2400 per annum





Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms etc are approximate and no responsibility is taken for any error. The plan is for illustrative purposes only.

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