



36 Jupiter Court Cameron Crescent, Edgware, HA8 0FN

Offers In Excess Of £275,000

A well presented second floor one bedroom flat in this modern and popular development on Fortune Avenue. Walking distance from Burnt Oak Broadway and Edgware tube stations, close to local shops and schools.

Accommodation comprises bedroom, modern bathroom, large open plan kitchen and reception room with Juliet balcony.

Features include lift , secure underground parking, communal playground and gardens. Early viewing highly recommended via sole agency.

Exterior



Living area



Kitchen area



Range of modern fitted wall and base units, gas hob with extractor hood oven, electric oven, integrated fridge/freezer, washing machine and dishwasher, stainless steel sink with mixer tap and drainer. Open plan to reception area

Dining area



Open plan to kitchen and dining, Juliet balcony, TV aerial point, laminate flooring, dual ceiling lights.

Bedroom 14'4 x 9'10 (4.37m x 3.00m)



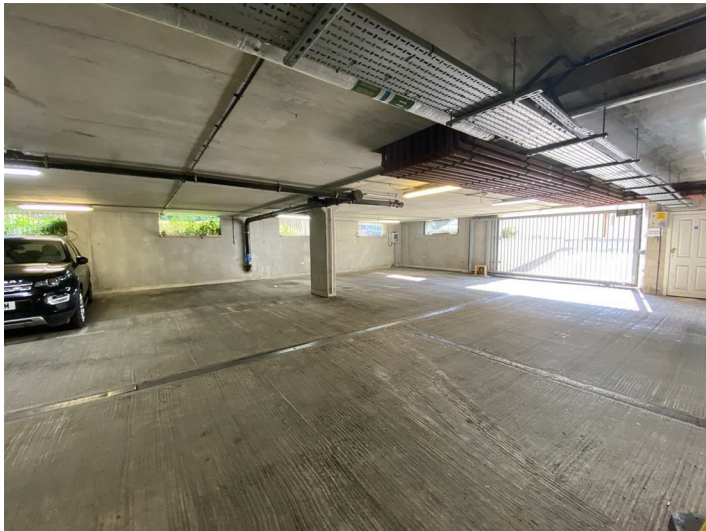
Double glazed window, carpeted throughout, ceiling light

Bathroom 6'9 x 5'7 (2.06m x 1.70m)



Paneled bath with thermostatic shower and screen door, low level WC and wash hand basin with mixer tap and vanity cupboard below. Radiator, shaver point and extractor fan with isolator

Underground parking



Electric gates to underground parking garage with allocated parking space

Communal gardens



Communal gardens surrounding building including small childrens playground and access to direct walk way to Burnt Oak Broadway Tube station

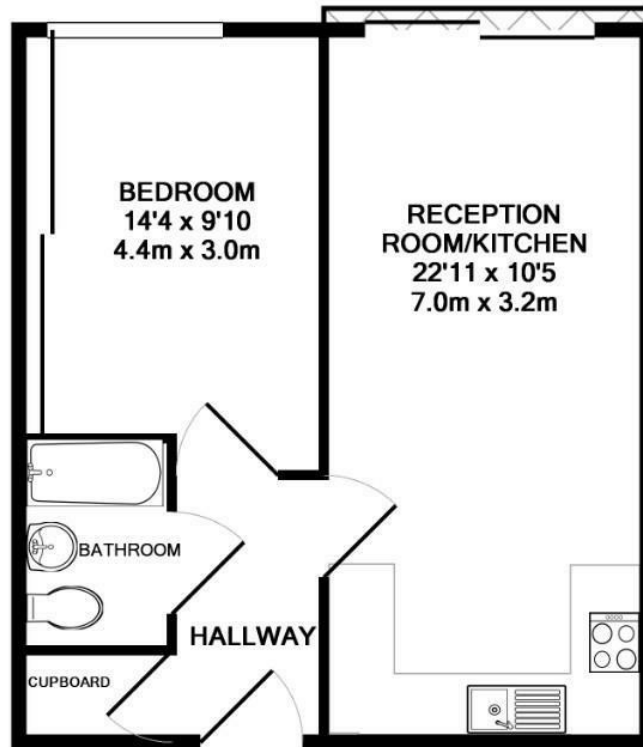
Tenure

Leasehold 108 years

Ground rent £200 per year

Service charge £145 per month

Floor Plan

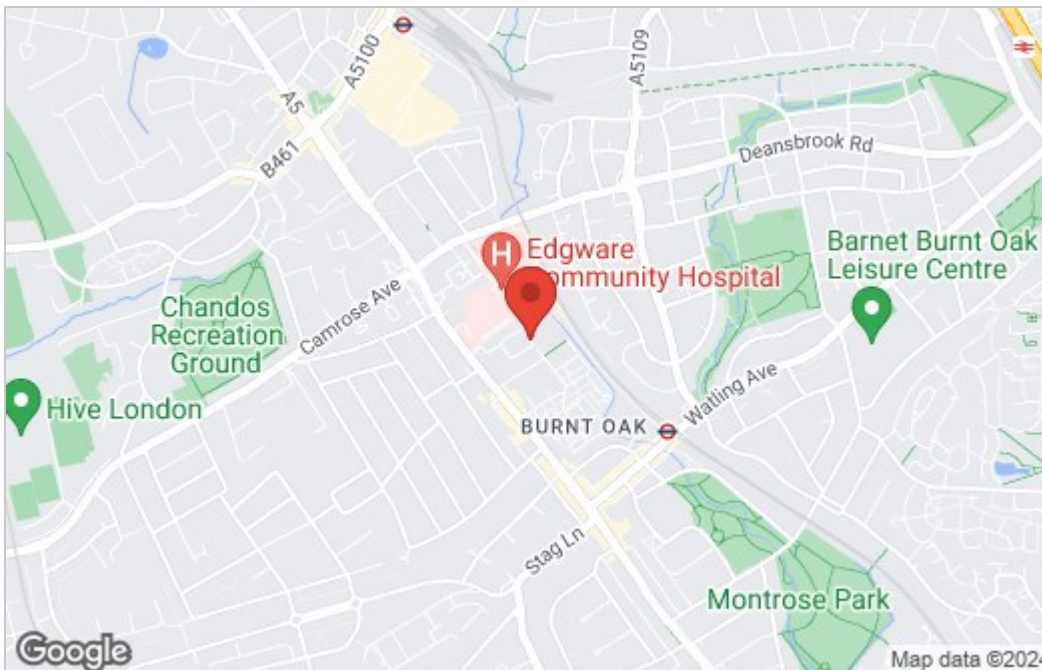


TOTAL APPROX. FLOOR AREA 463 SQ.FT. (43.1 SQ.M.)

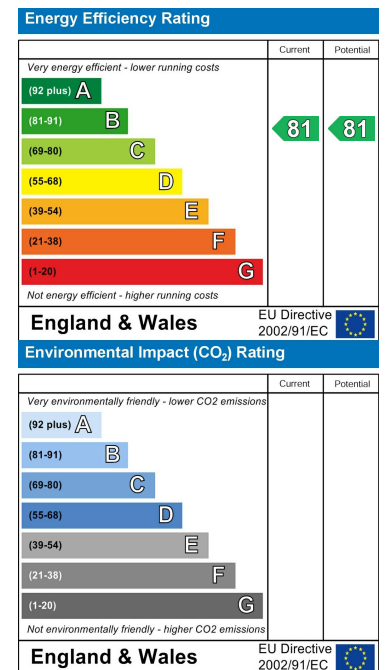
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



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Edgware Office- 194 Station Road, Edgware, HA8 7AT. Tel: 020 8958 1118
Bushey Heath Office- 59 High Road, Bushey, WD23 1EE. Tel: 020 8950 7777
www.benjaminstevens.co.uk