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Runnerstone Court, London, N18 1FF
Offers In Excess Of £300,000

- Kings Are Pleased To Present This
- Situated On The Second Floor
- 24ft Open Plan Kitchen/Living Space
- Plenty Of Built In Storage & Wardrobes
- Gas Central Heating & Double Glazing Throughout

****CLICK FOR VIDEO TOUR**** KINGS are pleased to present this **TWO DOUBLE BEDROOM APARTMENT** located on the second floor within a purpose built development built in 2013 still under warranty. 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.

With Silver Street and White Hart Lane train station close by it is well connected to the City with regular services to London Liverpool Street, there is also direct access to the A10 and A406 North Circular roads too. The property benefits from being just a **SHORT WALK AWAY** from **NORTH MIDDLESEX HOSPITAL** and Fore Street with all the shops, restaurants and amenities. In our opinion this makes a great base for a first time buyer or as a sound investment.

COMMUNAL FRONT DOOR TO

COMMUNAL ENTRANCE HALLWAY TO

STAIRCASE TO SECOND FLOOR LANDING TO

OWN FRONT DOOR TO

- Two Double Bedroom Apartment
- Modern Development Built In 2013 Still Under Warranty
- Good Sized Balcony
- Gated Allocated Parking, Communal Grounds & Childrens Play Areas
- Walking Distance To North Middlesex Hospital & Transport Links

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)

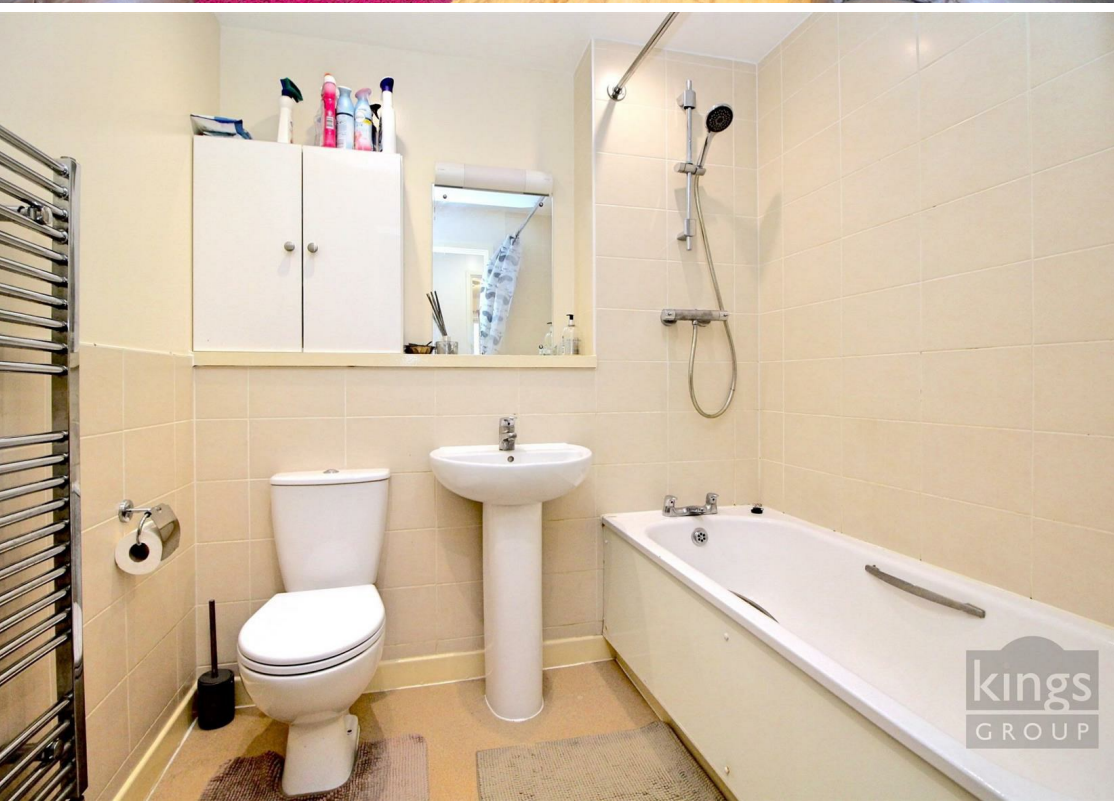
With double glazed window to front, single radiator, fitted wardrobe, power points, carpeted flooring.

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 herein, 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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