



ABSOLUTE
PROPERTY

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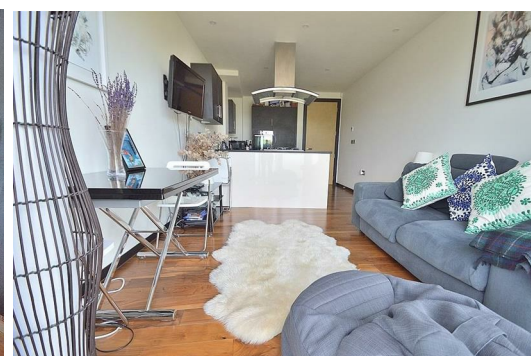
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**12 Crystal Court, 95 Bramley Road
N14 4EY**

£1,800 PCM

Absolute Property are pleased to offer this luxury two bedroom second floor apartment within a lovely gated development within seconds walk of Oakwood Station. The property boasts a stunning finish throughout with under floor heating throughout, a luxury kitchen and bathroom, balcony, en-suite and allocated gated parking. The property is available end of March 2025. Please call to arrange a viewing.



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ENTRANCE:

Front door opening to:

HALLWAY:

Wood flooring with Led lighting, ceiling spot lights, doors to kitchen/living, bedroom one, bedroom two, family bathroom, airing cupboard.

KITCHEN/LIVING ROOM:

20.4 x 10.9 (6.10m.1.22m x 3.05m.2.74m)

Range of eye and base level units with granite worktops, built in oven, gas hob and extractor, integrated fridge/freezer, washing machine and dishwasher, wood flooring, tv socket, ceiling spot lights, bi folding doors opening to balcony to front aspect.

BEDROOM ONE:

12.4 x 9 (3.66m.1.22m x 2.74m)

Ceiling spot lights, floor to ceiling double glazed tilt and slide window to rear aspect, door to en suite.

EN SUITE:

Comprising of low flush wc, vanity unit wash basin with mixer taps, shower cubicle, extractor fan, and heated towel rail.

BEDROOM TWO:

12.2 x 8.7 (3.66m.0.61m x 2.44m.2.13m)

Ceiling spot lights, wood flooring, double glazed floor to ceiling tilt and slide window to rear aspect.

BATHROOM:

Three piece suite comprising of low flush wc, vanity unit hand wash basin with mixer taps, bath with shower unit, ceiling spot lights, extractor fan, and heated towel rail.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
82	82	B	B
81	81	C	C
80	80	D	D
79	79	E	E
78	78	F	F
77	77	G	G

For energy efficient - higher rating costs
For environmental friendly - higher CO₂ emissions

England & Wales
EU Directive 2002/91/EC