



MERRIDENE, GRANGE PARK, N21

We are pleased to offer for sale this bright, spacious and well presented ground floor maisonette in the heart of Grange Park, boasting; two double bedrooms, a modern fitted bathroom, a separate fully fitted kitchen, 15ft living room, access to its own rear garden and off-street parking to the front. This property boasts a Share of the Freehold, Low overheads (no Service Charge or Ground Rent) and has been recently renovated by the previous owner, taking the Energy Performance up from a Band E to a Band C, this property does really have lots to offer.

The property is located close to local transport links with Grange Park Station in easy walking distance and is also close to the local amenities of Grange Park, with its convenient parade of shops, pubs & restaurants. OFFERED WITH SHARE OF FREEHOLD & CHAIN FREE



ACCOMMODATION

* GROUND FLOOR MAISONETTE WITH OWN FRONT DOOR * BRIGHT & SPACIOUS RECEPTION ROOM WITH LUXURY VINYL FLOORING * 2 DOUBLE BEDROOMS * SEPARATE WELL FITTED KITCHEN * MODERN BATHROOM * PRIVATE REAR GARDEN * OFF STREET PARKING * GREAT GRANGE PARK LOCATION * CLOSE TO LOCAL STATION, AMENITIES & SCHOOLS * RECENTLY RENOVATED BY PREVIOUS OWNER * NO SERVICE CHARGE OR GROUND RENT * INCLUDES SHARE OF FREEHOLD * * SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING *

PRICE: £460,000 LEASEHOLD - SHARE OF FREEHOLD

ENTRANCE HALL

Enter through the partially double glazed front door into this welcoming entrance hall. Luxury vinyl flooring, spotlights to the ceiling, two handy storage cupboards & access to the two bedrooms, the bathroom, living room & separate kitchen.



LIVING ROOM 15'11" x 10'11" (4.85m x 3.33m)

Double glazed bay window to the front, with radiator beneath & fitted Venetian blinds. Luxury vinyl flooring, feature fireplace with limestone surround. Spotlights to the ceiling.



KITCHEN 11'5" x 9'8" (3.48m x 2.95m)

Double glazed window & door to the rear, giving access to the private back garden, both with fitted Venetian blinds. Luxury vinyl flooring & spotlights to the ceiling. High gloss wall & base units, undercounter stainless steel sink with chrome mixer tap. Quartz worktops, gas hob, fitted fan oven with stainless steel chimney hood & glass splashback above. Integrated dishwasher, washer dryer & fridge freezer.



BEDROOM 1 12'9" x 10'9" (3.89m x 3.28m)

Double glazed window to the rear with radiator beneath & fitted Venetian blinds. Luxury vinyl flooring, spotlights to the ceiling & fitted wardrobes along one wall.



BEDROOM 2 9'10" x 8'5" (3.00m x 2.57m)

Double glazed window to the front with radiator beneath & fitted Venetian blinds. Luxury vinyl flooring & spotlights to the ceiling.



BATHROOM

Frosted double glazed window to the side with fitted Venetian blinds. A modern, fully tiled, well fitted bathroom comprising of a full sized panelled bath with thermostatic shower & glass shower panel, low flush WC with hidden cistern & wash hand basin with vanity unit beneath & LED lit mirror above.



GARDEN
Fully paved South-East facing garden.



REAR ELEVATION



Approximate Gross Internal Area 636 sq ft - 59 sq m



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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			
England & Wales	EU Directive 2002/91/EC	71	77

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.

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PRS Property Redress Scheme