



Bunting Close, N9 8UF
London





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GROUP

Bunting Close, N9 8UF

- Kings Are Pleased To Present This
- One Bedroom Flat
- Situated On The Ground Floor
- 17ft Dual Aspect Lounge/Diner
- Separate Kitchen
- Residents Parking
- 153 Year Lease
- Service Charge £1613.40pa, Ground Rent £0pa
- Close To Local Amenities
- Council Tax Band B

Offers Over £185,000



KINGS are pleased to offer this One Bedroom Flat in Lower Edmonton N9 with a 153 YEAR LEASE. The property is situated on the GROUND FLOOR of this purpose built development with communal grounds and RESIDENTS PARKING. Features include a separate kitchen, a 17ft dual aspect lounge/diner, and double glazing.

The convenient location means that local shops, bus services and popular schools are within walking distance whilst Lea Valley Leisure Complex is within easy reach for locals to enjoy as are Edmonton Green's shopping centre and train station. In our opinion this is ideal for a first time buyer wanting to get on the property ladder or as an investment.

Council Tax Band B

Lease - 153 Years Remaining (189 years from 25 December 1989)

Service Charge - £1,613.40 Per Annum

Ground Rent - Peppercorn / £0 Per Annum

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: Very Low, Surface Water: Vey Low

ENTRANCE HALLWAY

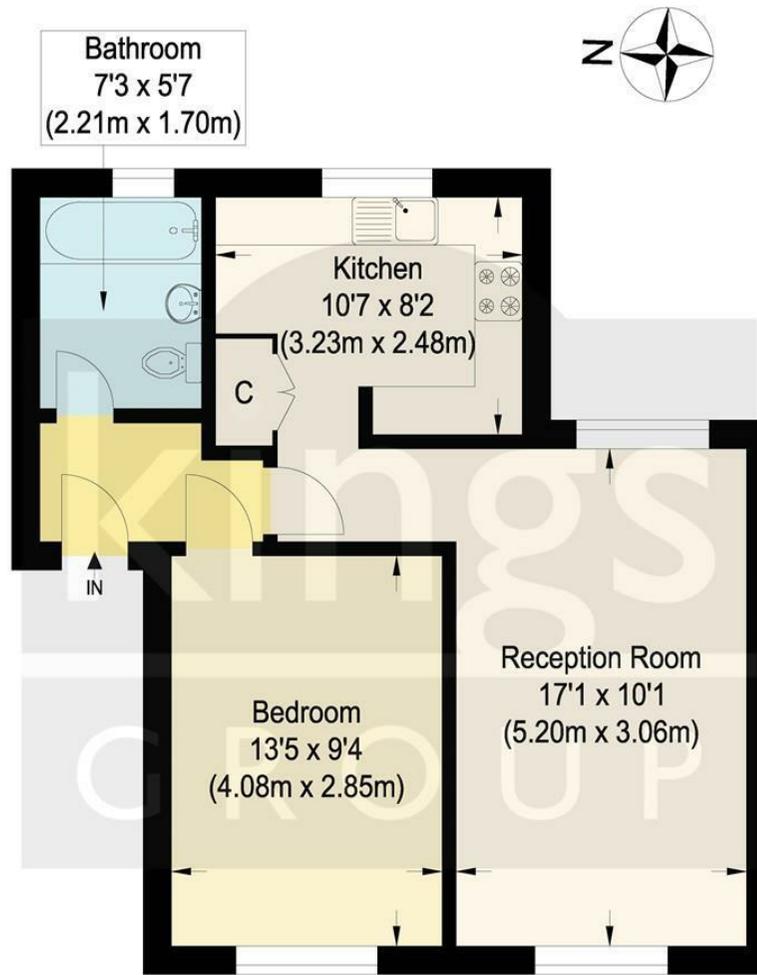
RECEPTION ROOM 17'1 x 10'1 (5.21m x 3.07m)

KITCHEN 10'7 x 8'2 (3.23m x 2.49m)

BEDROOM 13'5 x 9'4 (4.09m x 2.84m)

BATHROOM 7'3 x 5'7 (2.21m x 1.70m)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



Ground Floor

Bunting Close

Approximate Gross Internal Floor Area : 46.20 sq m / 497.29 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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