Gareth Drive, N9 9GB
Edmonton

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Gareth Drive, N9 9GB

- Kings Are Pleased To Present This
- Two Double Bedroom Flat
- Recently Redecorated & Refitted Carpets
- 15ft Lounge/Diner & Separate Kitchen
- Main Bathroom & Ensuite Shower Room
- Gas Central Heating & Double Glazing
- Allocated Parking Space
- 104 Year Lease
- Ground Rent £200pa, Service Charge £1,970.68pa
- Chain Free

£280,000

KINGS are pleased to present this RECENTLY REFURBISHED Two Double Bedroom Flat situated on the top floor within the modern development of Gareth Drive. The property is available CHAIN FREE and features a 15ft Lounge/Diner with a SEPARATE KITCHEN, a good sized main bathroom as well as an ENSUITE SHOWER ROOM to the master. Includes double glazing, gas central heating, loft access, and an ALLOCATED PARKING SPACE

Situated in a prime N9 location, residents are WITHIN WALKING DISTANCE of Edmonton Green Train Station and Edmonton Green Shopping Centre, offering a wide range of local shops, restaurants, and amenities. The area of Lower Edmonton, known locally as The Green, has seen extensive regeneration in recent years, including redesigned public spaces, improved transport links, and enhanced shopping facilities, while still proudly retaining its famous indoor market.

Council Tax Band C
EPC Rating C
Lease - 104 Years Remaining (125 Years From 1 September 2005)
Service Charge - £1,970.68 Per Annum
Reserve Fund - £572.88 Per Annum
Ground Rent - £200 Per Annum
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas - Very low, Surface Water - Low

ENTRANCE HALL

RECEPTION ROOM 15'10 x 11'2 (4.83m x 3.40m)

KITCHEN 12'4 x 6'0 (3.76m x 1.83m)

BEDROOM ONE 15'7 x 8'9 (4.75m x 2.67m)

ENSUITE

BEDROOM TWO 11'3 x 9'9 (3.43m x 2.97m)

BATHROOM 8'9 x 7'7 (2.67m x 2.31m)

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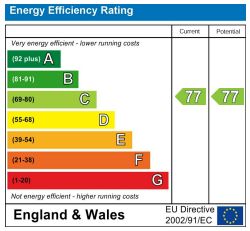

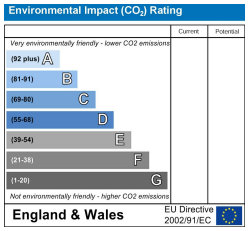

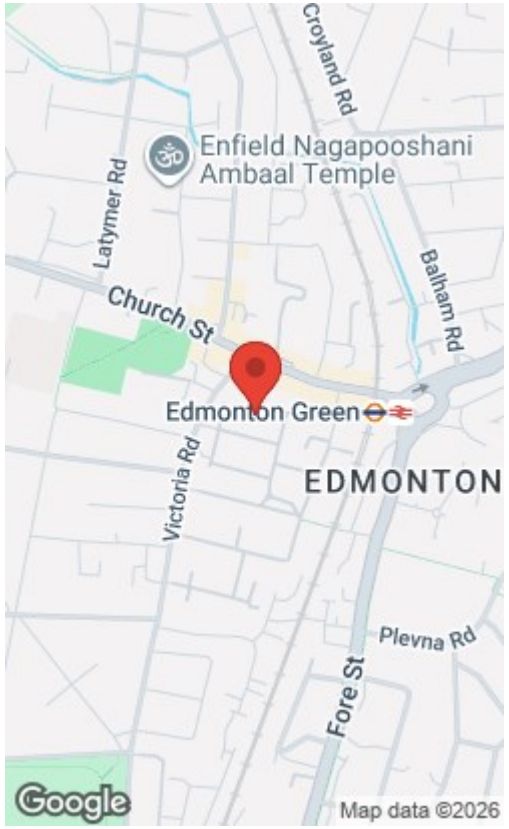

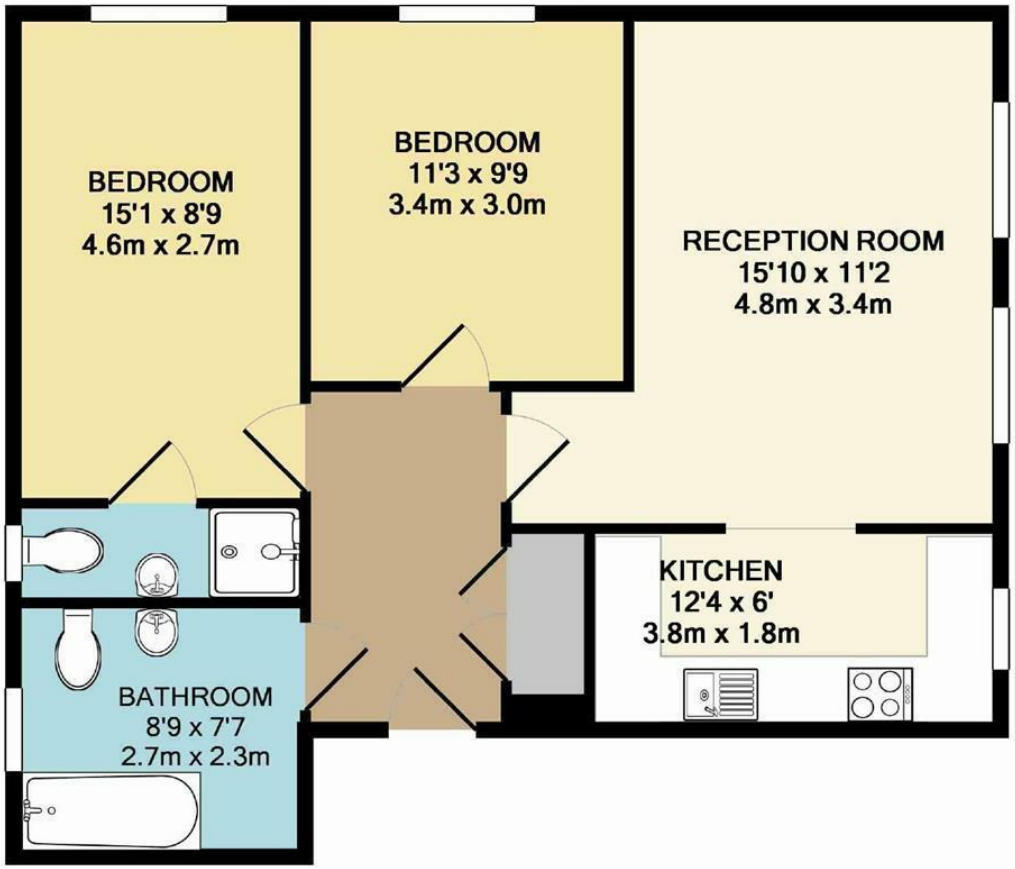

TOTAL APPROX. FLOOR AREA 668 SQ.FT. (62.1 SQ.M.)

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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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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