



Ainsley Close, N9 9XL  
London









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- Kings Are Pleased To Present This
- One Bedroom Retirement Flat
- Situated On The Second Floor With Lift Access
- 17ft Dual Aspect Lounge/Diner
- Economy 7 Heating & Double Glazed Windows
- Residents Parking, Communal Lounge & Gardens
- 87 Year Lease
- Service Charge £2,767pa, Ground Rent £160pa
- Chain Free
- Council Tax Band C

£125,000



KINGS are pleased to present this RECENTLY REDECORATED One Bedroom Retirement Flat which is located within a DEVELOPMENT FOR OVER 60'S. The building is entered via an entryphone system with stairs or LIFT ACCESS to the upper floors. Features include a 17FT DUAL ASPECT LOUNGE/DINER leading onto a separate fitted kitchen, a good sized bathroom, a double bedroom with fitted wardrobes, REFITTED CARPETS, economy 7 heating and double glazed windows.

Further benefits include RESIDENTS PARKING, a communal lounge and gardens with a patio seating area, a laundry room and a 24/7 in-house warden. Ainsley Close is located within easy reach of good transport links and local amenities. This property also benefits from convenient access to the A10 & A406 both of which offer good road links to the surrounding areas.

Council Tax Band C

Lease - 87 Years Remaining (125 years from 24 June 1987)

Service Charge - £2, 767 Per Annum

Ground Rent - £160 Per Annum (Rising £80 Every 25 Years)

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: No Risk, Surface Water: Low

Age Requirements - Over 60 Years Old



#### **ENTRANCE HALL**

storage area with fuse boxes, Economy 7 heater, loft access, entry phone

#### **LOUNGE/DINER 17'3 x 10'1 (5.26m x 3.07m)**

Dual aspect Upvc double glazed windows, refitted Economy7 heater, opening to:

#### **KITCHEN 7'11 x 6'0 (2.41m x 1.83m)**

Upvc Double glazed window to the side aspect. fitted wall and base units, one and a half bowl sink inset to work surfaces with tiled splash backs, space for cooker (can remain), space for fridge (can remain)

#### **BEDROOM 14'3 x 9'3 (4.34m x 2.82m)**

Upvc double glazed windows, Economy7 heater, double wardrobe

#### **BATHROOM 7'10 x 6'4 (2.39m x 1.93m)**

Panelled bath, low flush w/c, pedestal wash hand basin, fan heater, extractor fan

#### **ADDITIONAL INFORMATION**

Residents Parking

Communal Gardens with a communal seating area and a drying area









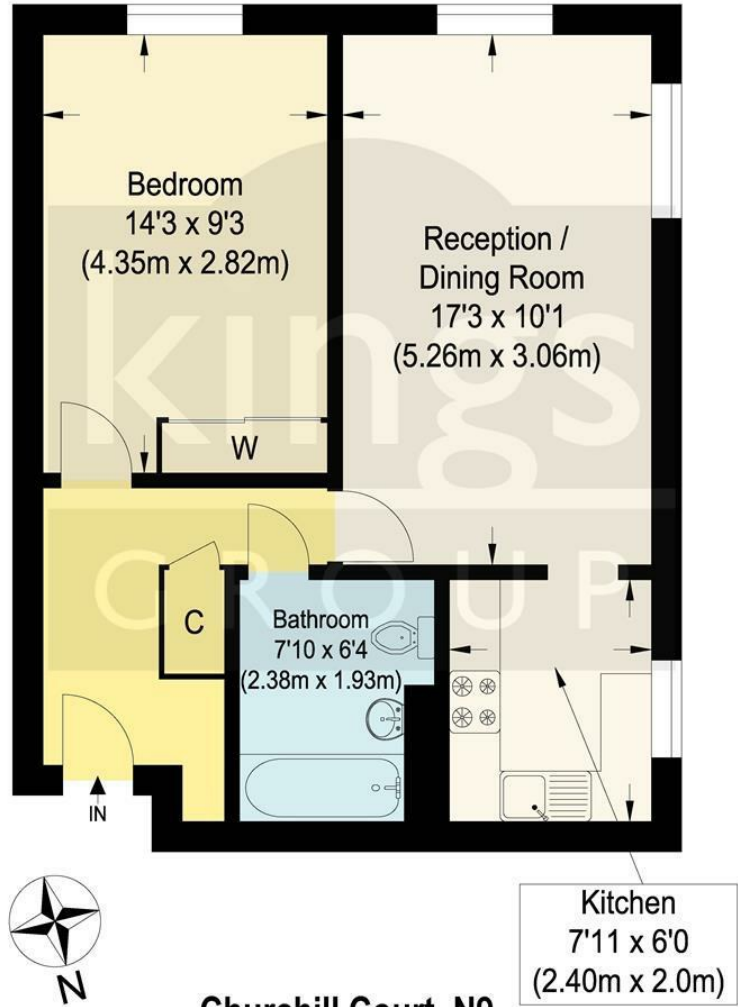
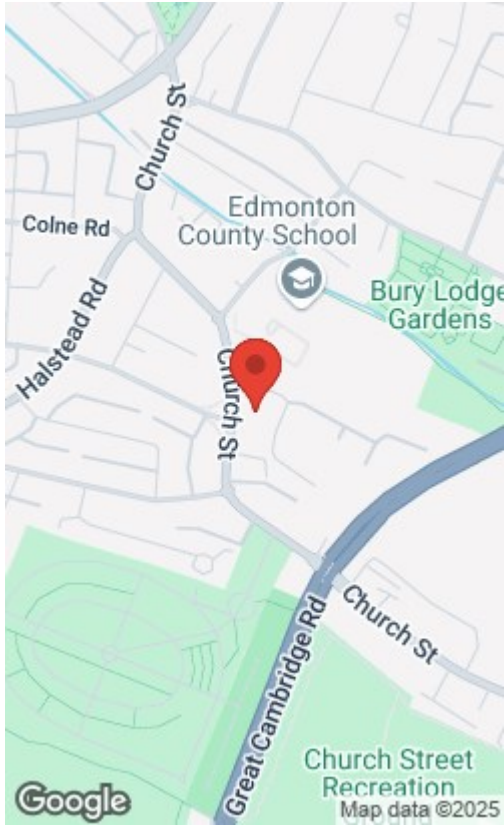








Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80)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



### Churchill Court, N9

Approximate Gross Internal Floor Area : 46.30 sq m / 498.36 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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