



Merridene, Grange Park, N21

Guide Price £425,000

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Merridene, Grange Park, N21



Description

****GREAT FIRST TIME BUY**** Homelink are pleased to offer for sale this wonderfully presented two bedroom first floor purpose built apartment situated on a quiet cul-de-sac. The property is offered chain free and is in very good condition throughout making it ideal for first time buyers and people looking to invest.

The property comprises of two double bedrooms, large reception room opening onto a modern fitted kitchen with dual aspect windows, three piece bathroom suite and storage. Externally there is communal outdoor garden space, residents parking and a garage en-bloc.

Transport links include Grange Park Mainline Station making it perfect for those looking to get into London and local buses. There are restaurants, independent boutiques, The Gryphon pub, cafes, bistros and supermarkets including Waitrose and Sainsbury's.

Tenure: SHARE OF FREEHOLD

Lease: Over 900 years

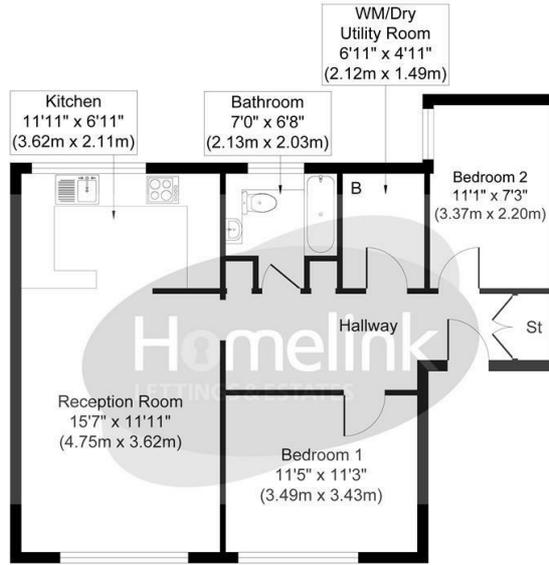
Enfield C/Tax Band - D

- TWO DOUBLE BEDROOM FLAT
- SET ON FIRST FLOOR
- LARGE OPEN LOUNGE/KITCHEN
- GARAGE EN-BLOC
- LOCAL AMENITIES CLOSE BY
- GREAT FOR DOWNSIZERS
- GOOD TRANSPORT LINKS
- CHAIN FREE
- OVER 900 YEARS ON LEASE
- SHARE OF FREEHOLD





Floor Plan

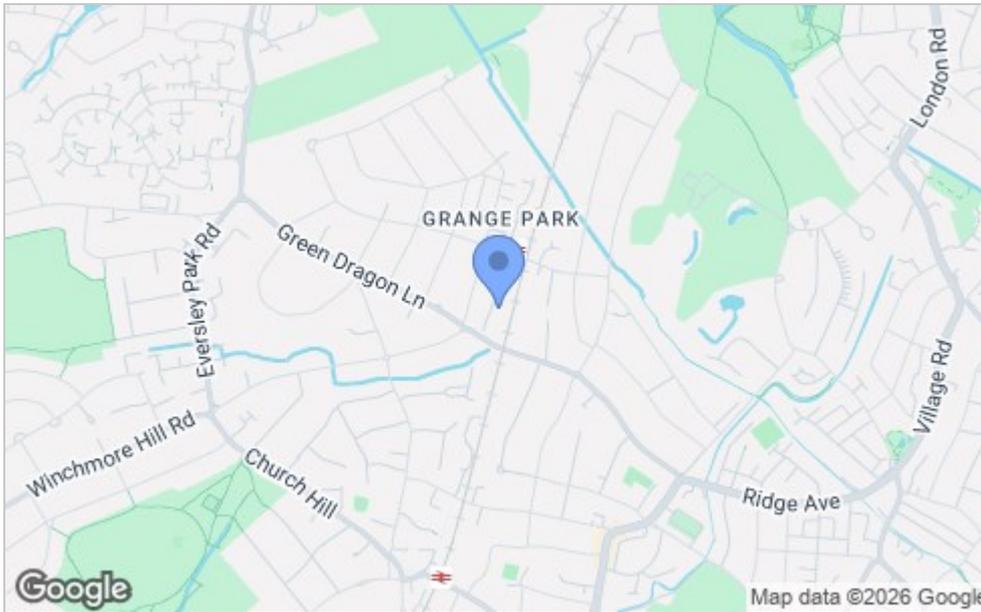


First Floor Flat
Approximate Floor Area
659 sq. ft
(61.20 sq. m)

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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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Area Map

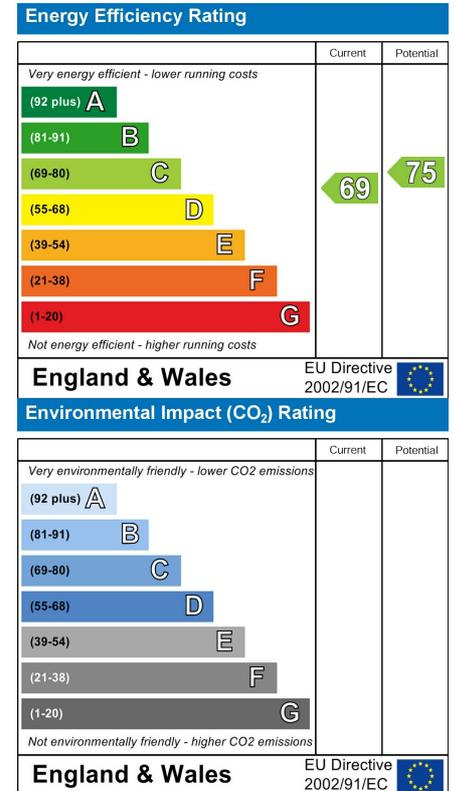


Viewing

Please contact our Homelink Lettings & Estates Office on 0208 882 2112 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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