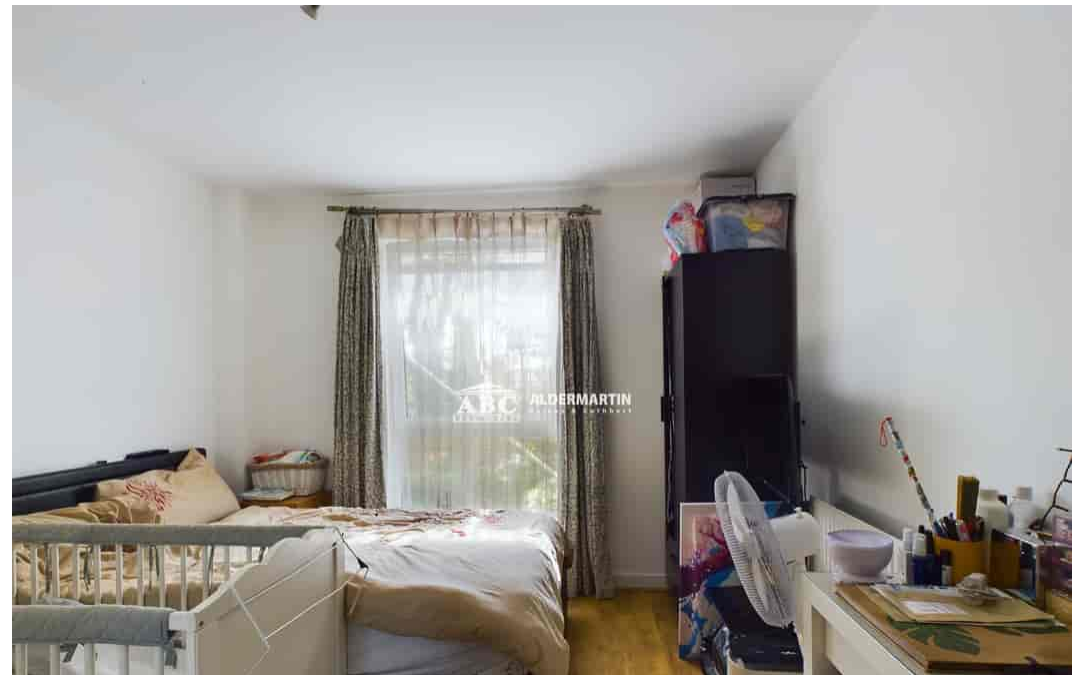




Jupiter Court, Cameron Crescent, Edgware.

**£299,950
Leasehold**







- GROUND FLOOR FLAT
- UNDERGROUND PARKING
- EDGWARE & BURNT OAK SHOPS BOTH CLOSE BY

- STYLISH KITCHEN FITTINGS
- EPC RATING "C" - COUNCIL TAX BAND C
- LARGE COMMUNAL GARDENS

- FULLY DOUBLE GLAZED
- CLOSE TO TRANSPORT LINKS
- CHILDREN'S PLAY AREA



Approximate total area[®]
446.16 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure the measurements are correct, they are for this floor only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

We are pleased to offer this very reasonably priced spacious one bedroom ground floor apartment. The property offers an extensively fitted kitchen with integral appliances, plenty of storage, secure parking, communal gardens with a children's play area, and close proximity to all of the area's many local amenities and transport links. In the 18 years since it was built the flat has been maintained in excellent condition, and is offered either with a very responsible and reliable long-term tenant, or with vacant possession, making it a perfect investment or first time purchase. A floodlit pathway provides a short-cut to Watling Avenue, close to Burnt Oak Station.

Lease: 125 years from 2010. Service charges £2508.02 per year including insurance. Ground rent is £100 per year.

DISCLAIMER: In accordance with the 1991 Property Misdescriptions Act, these details, photographs, and the floor plan have been prepared in good faith and as a general guide, not a statement of fact. We have not carried out a survey and the services, appliances and specific fittings have not been tested. Measurements are approximate and where possible taken to the widest point. Any information regarding lease details, service charges, ground rent etc. have been supplied by our client and to the best of our knowledge is correct. However, we strenuously recommend that you ask your lawyer to ratify it.