



**Jupiter Court, Cameron Crescent. HA8 0FN**

**£299,950  
Leasehold**



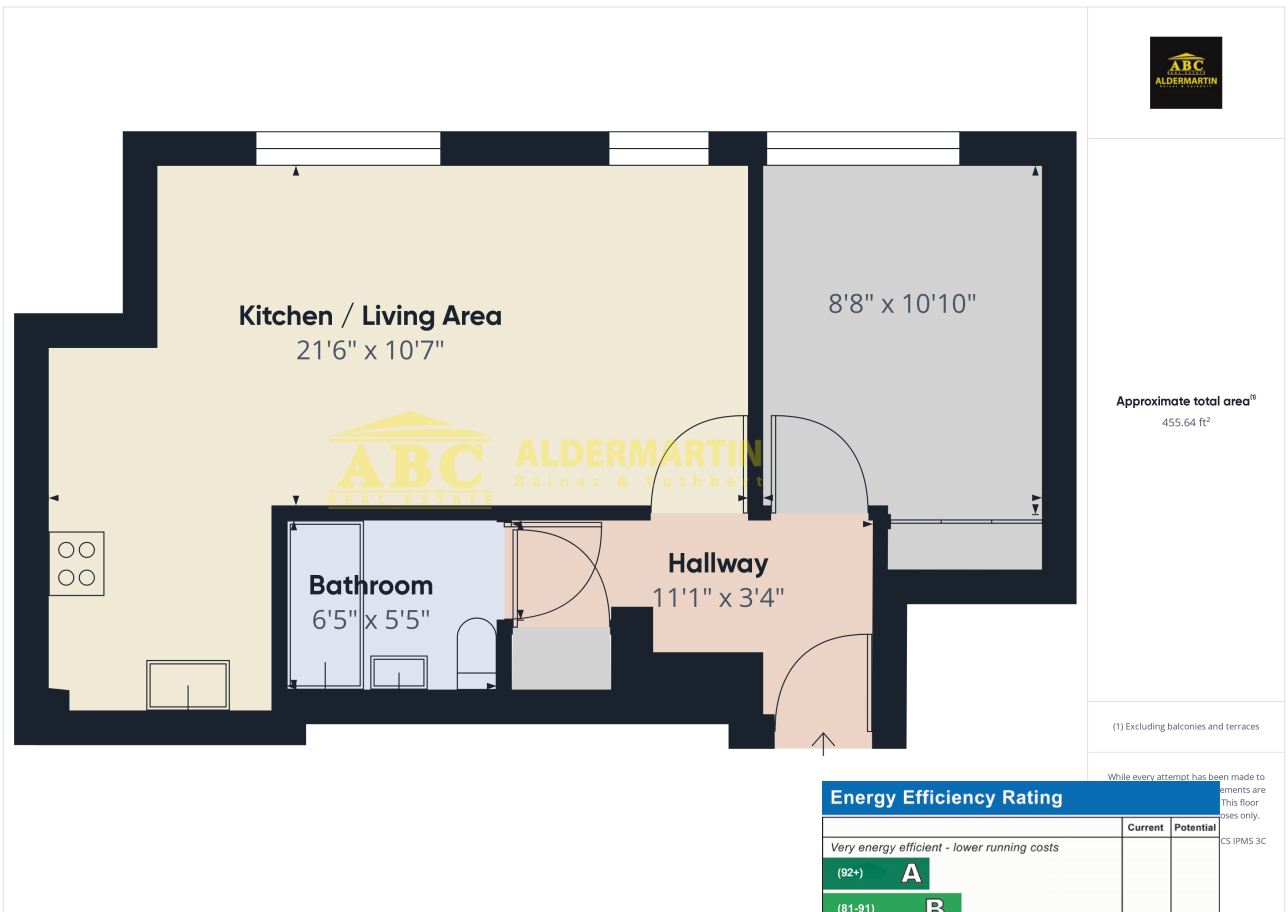




- EPC RATING "C" - COUNCIL TAX BAND C
- COMMUNAL GARDENS
- EXCELLENT DECORATIVE CONDITION

- LARGE ONE BEDROOM FLAT
- SECURE UNDERGROUND PARKING
- FITTED KITCHEN & APPLIANCES

- LIFT + ENTRYPHONE
- CLOSE TO SHOPS & TRANSPORT
- 110 YEARS LEASE



Approximate total area<sup>1)</sup>  
455.64 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

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

This very large and reasonably priced one bedroom ground floor apartment, offers an extensively "L" shaped fitted kitchen diner, with integral appliances, plenty of storage, secure underground parking, and communal gardens with a children's play area. It is in close proximity to all of the area's many local amenities and transport links. The flat has been maintained in excellent condition, and is offered chain free. 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.