

Stokes Court, Diploma Avenue, N2

£199,000

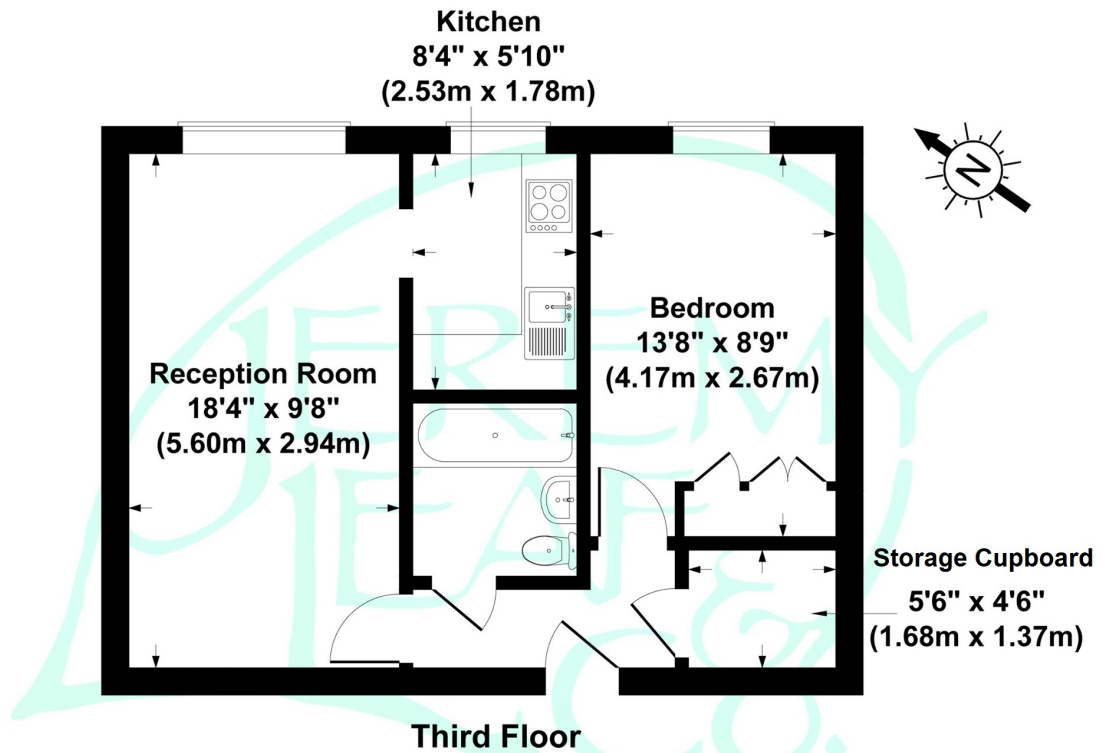
Of interest to over 60's only. We are pleased to offer an excellent one double bedroom apartment located in this popular and convenient purpose built block. The property is situated within minutes of local amenities, including East Finchley Underground Station and Cherry Tree Wood. Offered chain free with 153 year lease. Features included are: Communal Lounge/Kitchen, Communal gardens, Residence Parking, Two passenger lifts, Additional guest bedroom, 24 hour warden assistance.



- One Double Bedroom
- 153 Years Lease
- 24 Hour Warden Assisted
- New Fire Door
- Large Storage Cupboard
- Communal Gardens
- Chain Free
- New Electrical Installation Certificate







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Gross Internal Area 463 sq ft / 43 sq metres
Not to Scale. Produced by The Plan Portal 2021
For Illustrative Purposes Only.

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | 77 | 81 |
| (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 |

When you are considering a property we recommend that you instruct a surveyor to ensure the property is in sound structural order and that equipment, fitting, services, etc are in working order and/or fit for their purpose and a solicitor to verify tenure and title of the property. We can give no assurances in this regard nor can we verify accuracy of measurements or distance.

Jeremy Leaf & Co., for themselves and for their client, whose agent they are, give notice that:

- Under the terms of the Anti Money Laundering Act 2007, intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- These particulars do not constitute any part of an offer or a contract.
- All statements contained in these particulars are made without responsibility on the part of Jeremy Leaf & Co or their client.
- None of the statements contained in these particulars is to be relied upon as a statement, warranty or representation of fact.
- Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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