



## 2 bed apartment to buy in N9

Buxton Close, London, London , N9 0XL

**£170,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Two Double Bedroom Flat
- ✓ Situated On The Ground Floor
- ✓ Residents Parking
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: E
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

We are pleased to present this spacious TWO DOUBLE BEDROOM FLAT situated on the GROUND FLOOR available on a CHAIN FREE basis. Features include a 17FT DUAL ASPECT LOUNGE/DINER with plenty of light, a separate fitted kitchen, a good sized bathroom, built in storage cupboards, DOUBLE GLAZED WINDOWS and RESIDENTS PARKING.

The property is part of a mixed development of both flats and houses built circa 2002 and is surrounded by communal gardens. The convenient location means that local shops, bus services and popular schools are within walking distance whilst Lea Valley Leisure Complex is within easy reach for locals to enjoy as are Edmonton Green's shopping centre and train station. In our opinion this is ideal for a first time buyer or as an investment.

Council Tax Band C

EPC Rating E

Entrance Hall -

Lounge/Diner - 5.46m x 3.99m (17'11 x 13'1) -

Kitchen - 2.44m x 2.06m (8'0 x 6'9) -

Bedroom One - 4.24m x 2.59m (13'11 x 8'6) -

Bedroom Two - 3.25m x 2.79m (10'8 x 9'2) -

Bathroom - 2.16m x 1.70m (7'1 x 5'7) -

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 74

Annual Service Charge Amount: £2,160.00

Price: Starting Bid £170,000

Property Type: Apartment

Parking: Allocated

Year built: 2001

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

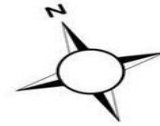
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



## Ground Floor

Approx. 59.4 sq. metres (639.0 sq. feet)



Total area: approx. 59.4 sq. metres (639.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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## Buxton Close

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			71
(55-68) <b>D</b>			
(39-54) <b>E</b>		40	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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