

McKensie Court, Highlands Village, N21

*A most desirable first floor 2 double bedroom flat with 2 bathrooms situated in a very convenient location in **Highlands Village** in a quiet cul-de-sac position near the Sainsbury's store with good transport links. The property would make an ideal **first time purchase** or be suitable as a **rental investment**.*



Price - £399,950 - Leasehold

- * **LOUNGE 18'8 x 11'4**
- * **FITTED KITCHEN 11'0 X**
- * **FAMILY BATHROOM**
- * **SEALED UNIT DOUBLE**
- * **RESIDENTS PARKING**
- * **BEDROOM 1 15'7 x 9'4**
with en-suite shower room/wc
- * **BEDROOM 2 12'11 x**
- * **LAMINATED**
- * **SECURITY ENTRY -**
- * **NEAR AMENITIES**

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THE ACCOMMODATION WITH APPROXIMATE ROOM SIZES :

Carpeted communal hallway and stairs to first floor :-

ENTRANCE HALLWAY *L-shaped hallway with wall mounted security entry phone and smoke alarm, laminated flooring, coved ceiling, built-in airing cupboard housing high pressure hot water cylinder and ample storage.*

LOUNGE 18'8 x 11'4 *Quiet rear aspect, laminated flooring, sealed unit double glazed bay window to rear aspect having radiator below, coved ceiling, four wall lights, TV point, further double radiator and sealed unit double glazed window to flank wall.*

FITTED KITCHEN 11'0 x 6'5 *Amply fitted with wall and base units incorporating; built in electric oven with inset four burner gas hob and filter above, large fridge-freezer recess, wall mounted 'Glow Worm' gas and heating boiler, sealed unit double glazed window, laminated flooring, half- tiled walls.*

MASTER BEDROOM 1 15'7 x 9'4 with en-suite shower room/wc *Spacious bedroom with dresser area and fitted wardrobes, fitted carpet, sealed unit double glazed window, access to en-suite shower room with 'Aqualisa' thermostatically controlled shower, matching vanity unit with mono-block mixer tap low flush wc, radiator, strip light, laminated flooring and extractor fan.*

BEDROOM 2 12'11 x 6'11 *Sealed unit double glazed window with radiator below, fitted carpet, coved ceiling.*

FAMILY BATHROOM / WC *Panel enclosed bath with chrome mixer taps and hand shower attachment with tiled splash backs, vanity unit with mono block mixer tap, wall mirror, strip wall light, low flush wc, radiator, laminated flooring.*

RESIDENTS PARKING TO REAR

To date we await verification but are informed by the vendor that:

The length of the lease was with an unexpired term of

The Ground rent is

and the maintenance last year was

Should you proceed to purchase please confer with your solicitors.

Consumer Protection from unfair trading Regulations 2008 (CPRs) & Business Protection from Marketing Regulations 2008 (BPRs)

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitors or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of title documents. A Buyer is advised to obtain verification from their Solicitor.

NB: Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.



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