



**£1,225.00 Monthly - Fees Apply**

## 2 BEDROOM FLAT

- 2 Bedroom Ground Floor Flat
- Separate Kitchen
- Reception Room
- Family Shower Room
- Allocated Parking
- Close to Amenities
- Sole Agents



**Grove Residential Sales Ltd**

**www.groveresidential.co.uk**



297 Hale Lane  
Edgware  
Middlesex  
HA8 7AX  
Company No: 9632012

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VAT Reg.No: 217 0421 50





These particulars have been prepared with all due care and attention, for the convenience of intending purchasers. Their accuracy is not guaranteed and they do not form any part of a contract. Purchasers should check by inspection the accuracy of these particulars prior to signing a contract.

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A well presented ground floor flat in a quiet cul de sac off Glengal road, with its vast variety of shops, including Tesco's, schools and local amenities.

#### Fees

Inventory Fee: £225.00 inc vat

Admin / Check in fee : £260.00 inc vat

#### Ground Floor

Wooden doors to:

#### Entrance Hall

Measuring 7' 5" x 9' 10" Electric radiator, entry phone, cupboard housing hot water cylinder

#### Reception

Measuring 15' 11" x 11' 6" Double glazed window to front, electric storage heater

#### Kitchen

Measuring 10' 6" x 8' 5" Range of fitted wall and base units, laminate roll top work surfaces, part tiled walls, stainless steel single sink unit with drainer, electric oven beneath, extractor above, double glazed window to rear. space for fridge freezer, space and plumbed for washing machine, laminate floor.

#### Bedroom One

Measuring 12' 4" x 11' 6" Double glazed window to front, electric heater

#### Bedroom Two

Measuring 10' 8" x 10' 11" Range of fitted wardrobes (mirror fronted) double glazed window to rear, electric heater

#### Family Shower Room

Measuring 7' 5" x 6' 7" Shower cubicle, electric shower, wc, wash hand basin, tiled splash back, part tiled walls, laminate floor, double glazed window to rear, wall mounted electric heater.

#### Exterior

#### Parking

There is one allocated parking space.

#### Communal Garden

The block is surrounded by communal gardens which have been mostly laid to lawn, with scatterings of shrubbery.

#### Fees

Check In Fee £250.00 inc vat

Inventory Fee £215.00 inc vat

#### Tenure

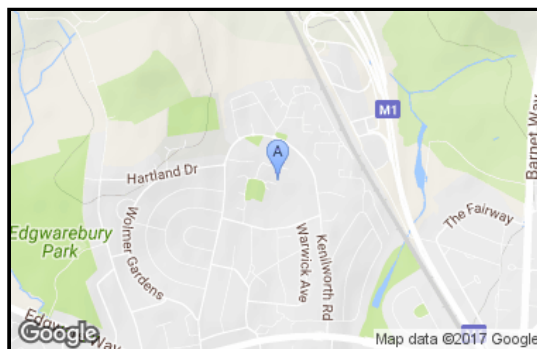
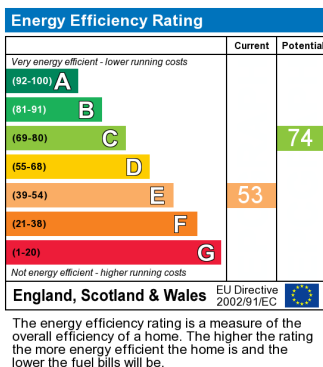
We are informed that the tenure is

#### Viewing

Strictly By Appointment Only. Grove Residential, 0208 958 8958

**Grove Residential Estate Agents.**  
**Residential Sales, Lettings & Management**  
297 Hale Lane, Edgware, Middlesex, HA8 7AX

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