



Pavilion Way, Middlesex,
Edgware. HA8 9YR



£275,000

Leasehold

ABC are pleased to offer as Sole Agents this tidy and well kept first floor flat in Edgware. This spacious apartment offers a large reception room, a separate kitchen, two bedrooms and a bathroom, and also benefits from residents and visitors' parking. Conveniently situated close to local hops and transport facilities. Ideal for a first time buyers or investors.

A long term tenant is currently paying rent of £1,450 per month, which represents a yield of 6.3%





- - FIRST FLOOR FLAT
- - SEPARATE KITCHEN

- - TWO BEDROOMS
- - CENTRAL LOCATION

- - RESIDENTS PARKING
- - DOUBLE GLAZED

GROUND FLOOR

Communal Lobby

Leading to stairs to first floor -

Entrance Hall

Storage cupboard, wood floor, entry-phone.

Reception

18' 4" x 10' 3" (5.58m x 3.12m)

Double glazed window to rear, wall mounted electric heater.

Kitchen

8' 9" x 7' 8" (2.66m x 2.34m)

Range of wall and floor units, laminate work surfaces, single bowl stainless circular steel sink unit and single drainer, part tiled walls, space for electric cooker, extractor fan over, space for fridge-freezer, double glazed window to rear.

Bedroom One

11' 1" x 8' 4" (3.38m x 2.54m)

Double glazed window to front, wall mounted electric heater. Archway to dressing area with fitted cupboards and wash hand basin set in vanity unit,.

Bedroom Two

11' x 5' 9" (3.36m x 1.76m)

Fitted wardrobe with mirror fronted door, double glazed window to front, wall mounted electric heater.

Bathroom

Panel enclosed bath with mixer taps and hand held shower attachment, low level flush WC, pedestal wash hand basin, extractor fan.

EXTERNAL

Garden

Communal Gardens, with ample parking for residents and visitors.

OTHER INFORMATION

Lease

To July 2112, (89 years unexpired)

Service Charges

£1,303 per year.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	81	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Edgware

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