



In our opinion a well presented one bedroom first floor apartment situated within 1/4 of a mile from Edmonton Green with its shopping facilities and transport links. The property has features that include: double glazing and gas central heating.

**Barbot Close
N9**

**Offers in Excess of
£215,000**

GROUND FLOOR:

<u>ENTRANCE:</u>	Secured entry door to communal hallway; stairs to first floor to front door to hall	
<u>HALLWAY:</u>	Tiled floor, entry phone, radiator, doors to reception, bedroom and bathroom	
<u>RECEPTION:</u>	15' 4" x 17' 1" (4.67m x 5.20m); L-shaped: narrowing to 10' 2 x 3' 8" (3.10m x 1.12m); Tiled flooring, radiator, TV point, double glazed window to front aspect	
<u>KITCHEN:</u>	10' 7" x 8' 2" (3.22m x 2.49m); Fitted wall and base units, space for fridge/freezer, integrated electric oven and hob, extractor hood, stainless steel sink/drainer with mixer tap, wall mounted combi boiler, plumbed for washing machine, double glazed window to rear aspect	
<u>BEDROOM 1:</u>	13' 10" x 9' 5" (4.21m x 2.87m); Fitted wardrobes, radiator, tiled floor, double glazed window	
<u>BATHROOM:</u>	7' 6" x 5' 7" (2.28m x 1.70m); Panel bath with mixer tap and shower attachment, pedestal hand wash basin, low flush WC, towel radiator, tiled walls, tiled floor, extractor, double glazed window to rear aspect	
<u>EPC:</u>	EER: C	
<u>COUNCIL TAX BAND:</u>	B	
<u>VIEWINGS:</u>	Strictly by appointment	ref: CSE2432