

Property Particulars

**17 EATON COURT,
126 EDGWARE WAY,
EDGWARE, MIDDLESEX, HA8 8JZ**

A 1 / 2 bedroom **PURPOSE BUILT RETIREMENT FLAT** on the 1st floor (rear) of this exclusive block specifically designed for the over 60's. The apartment is rear facing and features a balcony with direct views over landscaped gardens and is offered in good decorative condition. Eaton Court has the benefit of a lift, 24-hour resident warden and secure off street parking. Other features include communal lounge, kitchen and hairdressing room. The property is centrally located for the shopping and transport facilities of both Edgware and Stanmore.



£299,950, LEASEHOLD

In accordance with the Property Misdescription Act 1991, these particulars are prepared for guidance only and are intended to give a fair overall subjective description of the property but are not intended to constitute any part of an offer or contract. All descriptions in the form of photos, text or floor plans are given in good faith and should not be relied upon as a representation or statement of fact. Prospective purchasers should satisfy themselves in respect of appliances, services and /or facilities that they are in good working order. Any measurements as referred to herein are approximate and for guidance only. Any reference relating to works carried out does not necessarily guarantee that these works have received planning or building regulation approval and prospective purchasers should satisfy themselves in this respect.

Accommodation comprises

ENTRANCE HALL, LARGE RECEPTION ROOM WITH DOUBLE DOORS LEADING TO DINING ROOM / BEDROOM 2, FITTED KITCHEN, MASTER BEDROOM WITH ENSUITE BATHROOM, SEPARATE SHOWER ROOM, BALCONY, SECURE OFF STREET PARKING BEHIND GATES, LIFT, COMMUNAL GARDENS, COMMUNAL LOUNGE, OVERNIGHT GUEST ACCOMMODATION (SUBJECT TO AVAILABILITY), COMMUNAL KITCHEN, HAIRDRESSING ROOM (SUBJECT TO APPOINTMENT). 24 HOUR RESIDENTS' WARDEN, INDEPENDENT HOT WATER AND CENTRAL HEATING.

Entrance Hall with storage cupboard.

Reception Room: 19'1 x 12'9 (5.82m x 3.89m) Door to rear facing balcony overlooking communal gardens, video entry phone, door to kitchen and double doors to:

Dining Room: (Formally Bedroom 2) 12'10 x 7' (3.91m x 2.13m) rear facing room, door to hallway.

Kitchen: 10' x 7'7 (3.05m x 2.31m) Range of fitted wall and base units incorporating integrated dishwasher and double oven with 4 ring electric hob and overhead extractor hood, 1 1/2 bowl sink with mixer tap, plumbed for washing machine, integrated fridge and separate freezer, tiled splashback, window to rear aspect overlooking gardens and parklands.

Bedroom 1: 17' x 8'4 (5.18m x 2.54m) measured to front of wardrobes, extensive range of fitted wardrobes with matching dressing table. Views over rear gardens. Door to...

En-Suite Bathroom: Suite comprising panelled bath with mixer tap and shower attachment, hand rail, semi inset wash hand basin, low level WC, vanity mirror, fully tiled walls, extractor fan.

Shower Room: Suite comprising enclosed shower cubicle with Aqualisa shower, wash hand basin, low level WC, vanity mirror, fully tiled walls.

EXTERIOR

GARDENS: Landscaped communal gardens to rear, which back onto Edgwarebury Park.

PARKING: Secure residents parking behind gates.

The residents enjoy use of a communal lounge with television area, communal kitchen and a hairdressing suite where appointments can be made by arrangement. In addition, there is a guest suite where resident's relatives / friends can stay overnight by arrangement.

Tenure: Leasehold (awaiting confirmation)

Service charge: (Awaiting confirmation)