



BARNARD COOK

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Eastern Road

N22 7AS



£279,950

2 Beds
Flat
Leasehold
UPVC double glazing
Re-modelled bathroom/wc

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A TWO BEDROOM PURPOSE BUILT TOP FLOOR FLAT LOCATED IN THIS CUL-DE-SAC TURNING HALF A MILE FROM BOUNDS GREEN UNDERGROUND STATION

FULL DETAILS:

Accommodation comprises: Entrance from security controlled communal front door with stairs rising to top floor, further apartment door leading to:

INNER RECEPTION HALL: Access to loft space, wall mounted security entry phone, airing cupboard, telephone point, doors to the following:

LOUNGE: 15'8 X 11'3 (4.78m X 3.43m) Entrance from glass panelled internal door, double aspect with UPVC double glazed windows to front and rear, the later having further secondary glazing, T.V. socket. two radiators, dimer switch to light, coved and textured ceiling.

BEDROOM ONE: 12'2 x 9'3 (3.71m x 2.82m) UPVC double glazed window to front radiator below, range of wardrobes,

BEDROOM TWO: 9'1 (plus recess) x 6'9 (2.77m x 2.06m) UPVC double glazed window to front, radiator below, built in double wardrobe with cupboards over.

KITCHEN: 10'9 x 6'6 (3.28m x 1.98m) Stainless steel sink inset to working surfaces unit with cupboards below, fitted range of base and wall mounted cabinets providing shelf and storage space, washing machine, fridge/freezer, dishwasher and cooker to remain, working surfaces with tiled splash back, gas central heating boiler, radiator, ceramic tiled floor.

BATHROOM/ W.C: Panelled bath with independent electric shower over and shower screen, pedestal wash hand basin, low flush w.c. tiled walls, heated towel rail, UPVC double glazed frosted glass window, tiled floor.

EXTERIOR:

Communal gardens, residents parking.

THE PROPERTY MISDESCRIPTIONS ACT 1991 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 Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. 28/02/2014