



**Flat 7, Arran Court, 3 Moray Close**

**Offers Over £325,000**

**JOSEPH SCOTT**





## Flat 7

### Arran Court, Edgware

CHAIN FREE. Joseph Scott Presents a charming two bedroom flat on a quiet street, Moray Close, close to the desirable Broadfields avenue in proximity to local amenities and schools.

This apartment is perfect for those who need great access to transport links without the want for a busy street, situated in a peaceful residential area close to the desirable Broadfields avenue.

The flat lies in close proximity to local amenities and schools and is available Chain-free. For vehicles, parking is available for 2 vehicles off-street and with great access to local transport links. This would make an ideal apartment for a first time buyer or budding investor seeking to grow their portfolio.

This well presented apartment is situated in a residential area and features a modern interior, substantial living and kitchen space with ample fitted storage and two bedrooms adjacent to the family bathroom.

Service Charges circa £1,730.69 per annum

Ground Rent - £0 / peppercorn

Tenure - Share of Freehold circa 964 years remaining

Council Tax band: TBD

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

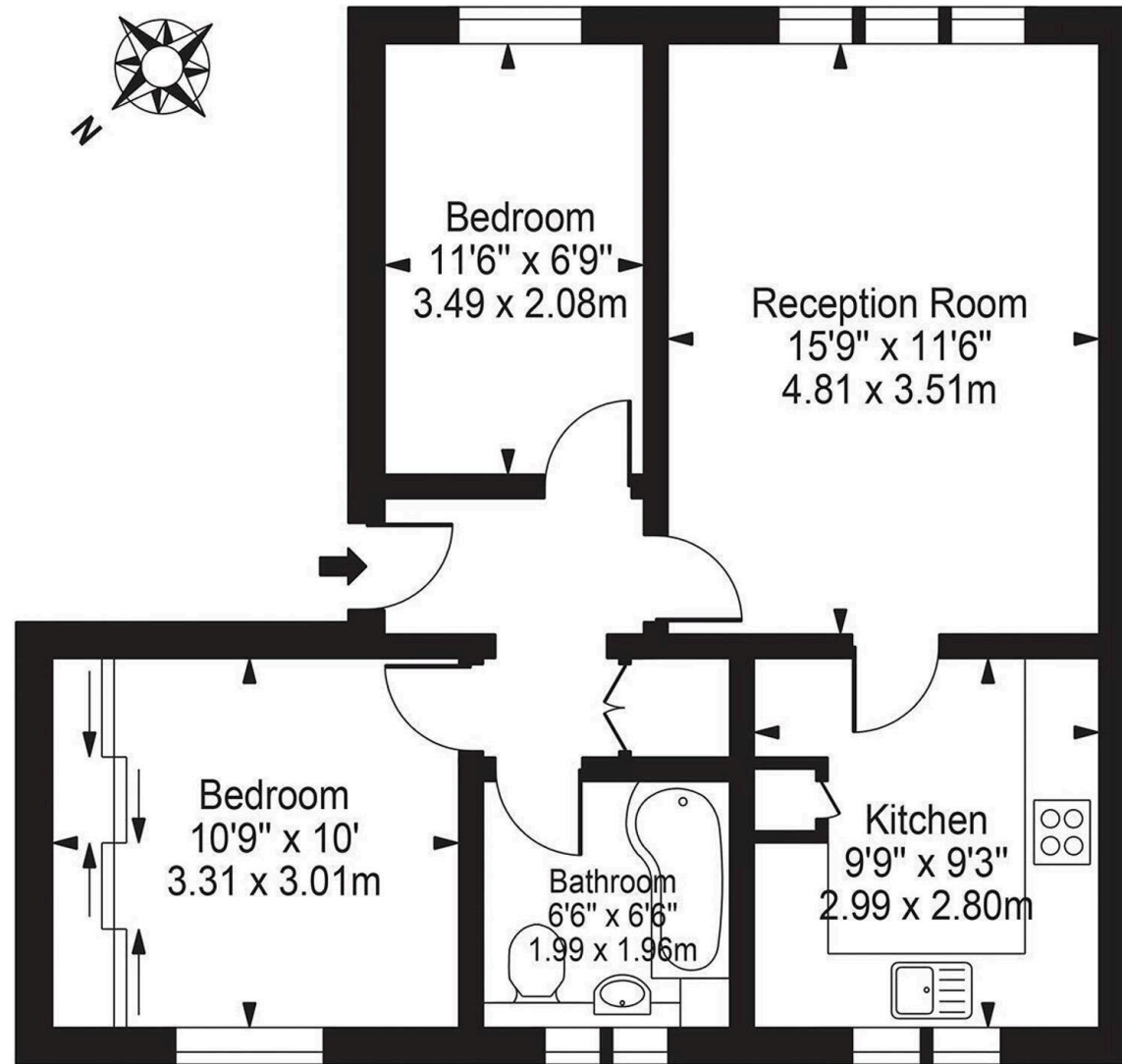






# Arran Court, Moray Close, Edgware, HA8

Approx. Gross Internal Area 587 Sq Ft - 54.50 Sq M



## Second Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.