



6 Lawrence Court Seacroft Gardens, South Oxhey, WD19 6AQ

Per Month £1,200 Per Month



A SPACIOUS FIRST FLOOR FLAT OFFERED IN EXCELLENT DECORATIVE ORDER WITH ENTRYPHONE SYSTEM, LOUNGE, KITCHEN, TWO BEDROOMS AND BATHROOM, together with electric heating, double glazing and two parking spaces. Situated in a residential area within walking distance of local shops and Carpenders Park Station (Euston Line). NO SMOKERS OR PETS. AVAILABLE IMMEDIATELY. UNFURNISHED.

- Entrance hall
- Two bedrooms
- Double glazing

- Lounge
- Bathroom
- Two parking spaces

- Kitchen
- Electric heating

FIRST FLOOR

Entrance door to entrance hall. Receiver for entry phone system, wall mounted heater, built in cupboard housing hot water cylinder.

LOUNGE

19'9" x 10'9"



Double aspect with double glazed windows and Juliette balcony to side. Double glazed bay window to front and wall mounted electric heater.

KITCHEN

14'6" x 7'10"



Single stainless steel sink unit, range

of wall and base units, washing machine, electric cooker, fridge/freezer, part tiled walls, built in larder cupboard and double glazed window.

BEDROOM ONE

13 x 9'2"



Large walk in wardrobe, double glazed window and wall mounted heater.

BEDROOM TWO

13'7" x 9'



Double glazed window with Juliette balcony and wall mounted electric heater.

BATHROOM



White suite comprising panelled bath, pedestal wash hand basin, low level WC, part tiled walls and extractor fan.

OUTSIDE

Two allocated parking spaces.

ENERGY EFFICIENCY RATING

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FLOOR PLAN

Floor plans are for purchasers' general guidance and are not drawn to scale. Prospective purchasers are encouraged to visit the property to satisfy themselves as to the position of staircases, windows and door openings.

Property Misrepresentation Act 1991

Whilst we endeavour to make our sales details accurate and reliable, if there is a point which is of particular importance to you, please contact this office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. Any appliances or utilities referred to have not been tested by this agent and should therefore be checked by any prospective purchaser. N.B. Please note that unless specifically mentioned in these sales particulars, the carpets, curtains, blinds, light fittings, white goods and furniture are not included in the sale but may be available to purchase by separate negotiation. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.

Money Laundering Act 2003.

Intending purchasers will be asked to produce documents to prove identity at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.