



## Welford Court

Edgware

£435,000

A two bedroom, two bathroom modern flat available with Davidson Frost-Wellings in excellent condition throughout.

On the second floor of this new building there is a reception room with floor-to-ceiling windows, a balcony and an open-plan kitchen. The flat has two double bedrooms both with built-in wardrobes, the master has a large ensuite shower room and there is an additional family bathroom. Storage is available throughout the flat, there is an allocated underground parking space and secure communal gardens.

Leasehold with approximately 987 years remaining.  
 Ground Rent of approximately £562 per year.  
 Service Charge of approximately £3,100.  
 Barnet Council Tax Band E.

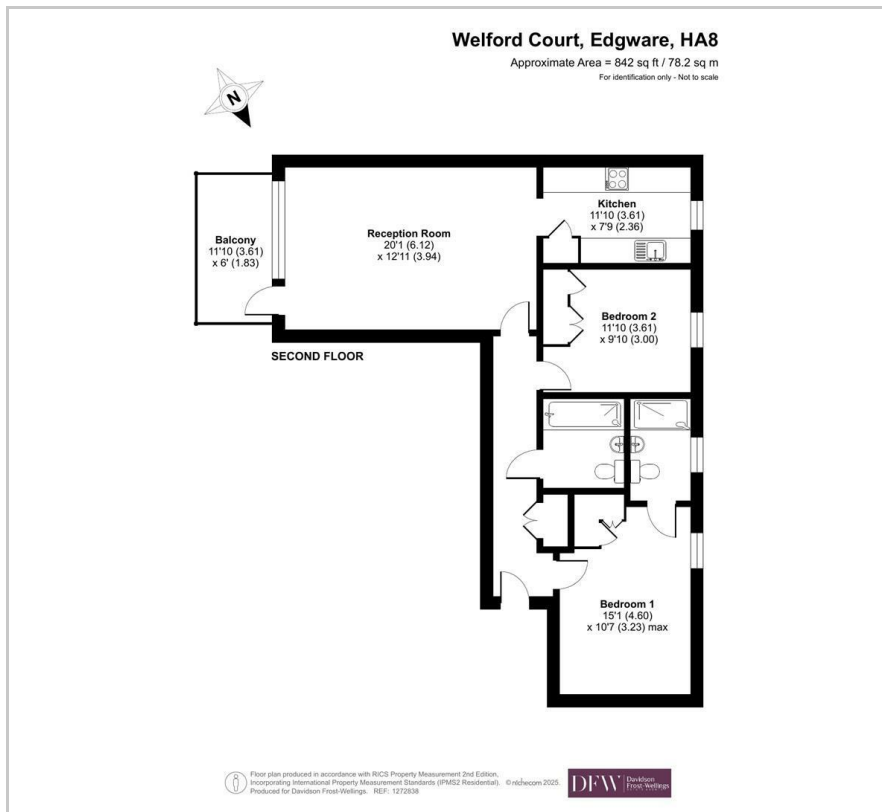
### Viewing

Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.

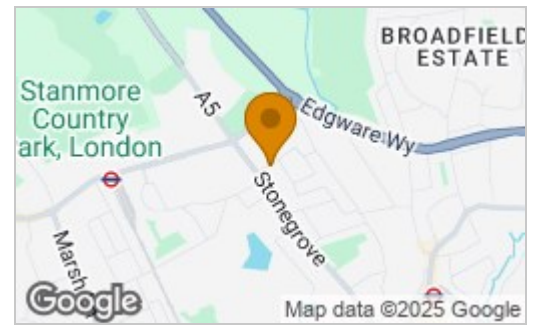
- Two bedrooms
- Two bathrooms
- Allocated parking underground
- Second floor with lift
- Balcony
- Good condition



# Floor Plan

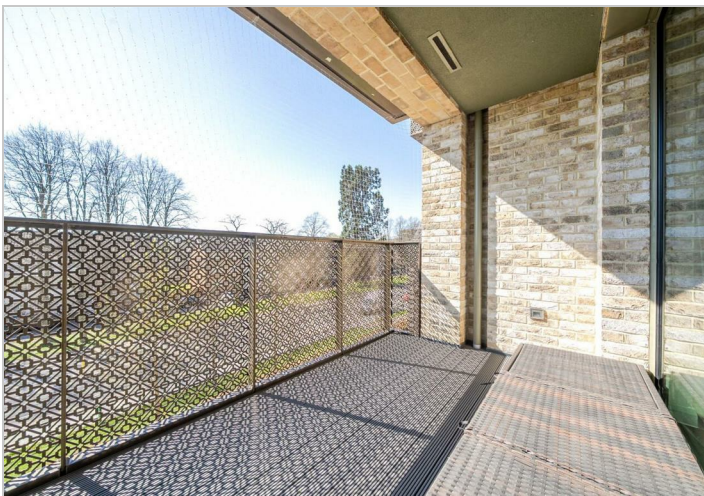


# Area Map



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.