



**For Sale**

**Falkirk Court, Ashfield Road N14**

**Asking price £280,000**

A one bedroom apartment set within this well maintained development in a no through road. This wonderful apartment in which has been newly repainted throughout is ideal for a first time buyer or buy to let investment and is excellently located within a 10 minute walk to Southgate Tube station (Piccadilly Line).

This property consists of large spacious lounge, large kitchen, double glazing, newly repainted throughout, newly tiled 3 piece bath suite and off-street parking and IS OFFERED AS CHAIN FREE!

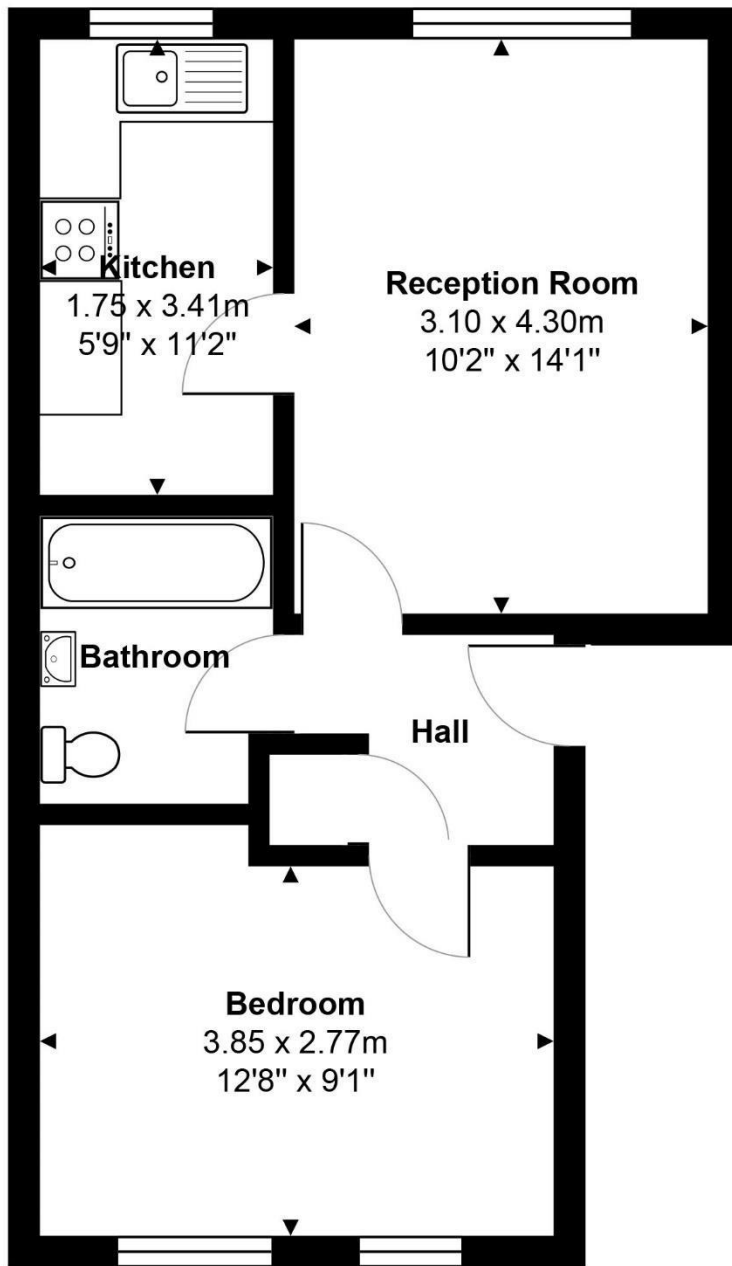
Falkirk Court is located at the top of Ashfield Road and is within a 5-10 Minute walk to Ashmole Secondary school, Walker primary school and minutes away to Southgate's 'The Green' offering a variety of shops & cafes and restaurants.

Leasehold – 125 years from 24 June 2011  
 Service charge – £1,300 per annum  
 Ground Rent - £250.00 per annum

**PROPERTY MISDESCRIPTION ACT 1991**

Nicholas James make every effort to ensure the accuracy of these details, it should be noted that the above measurements are approximate. Nicholas James has not tested any equipment, fixtures, fittings or services and so cannot confirm that they are in working order. We have not had a sight of the title documents and any reference to the tenure of a property based on the information supplied by the seller. Nicholas James are unable to confirm that the relevant planning permission and or building regulation approval has been obtained where any structural alterations have occurred. Photographs are provided for illustration only and do not depict what is included in the sale.

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**Total Area: 39.5 m<sup>2</sup> ... 425 ft<sup>2</sup>**

All measurements are approximate and for display purposes only

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