



Monarchs Court, Grenville Place, NW7 3SF

£320,000

**richard
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ESTATE AGENTS

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Property Description

IDEAL FOR FIRST TIME BUYER/INVESTOR – A STUNNING GROUND FLOOR FLAT SITUATED IN A SOUGHT AFTER QUIET CUL-DE-SAC DEVELOPMENT, WITHIN WALKING DISTANCE TO MILL HILL BROADWAY.

The property boasts a bright and spacious double bedroom, modern fully equipped bathroom, a bright and spacious open plan living area with a private patio and direct access to communal garden. The kitchen is also recently fitted and fully equipped.

Further benefits include, new wood flooring throughout, complete hidden re-wiring, new carpet and custom made curtain, newly fitted boiler, brand new bathroom and private parking.


The property is offered chain free and viewing is highly recommended.

SOLE AGENT

Key Features

Important Information

- **Price:** £320,000
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:**
- **Locaton:** Mill HILL

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



As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we will not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate; all dimensions include wardrobe space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

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