



**BLUEPRINTS & CO.**  
P R O P E R T I E S

**Sales - Lettings - Management - Mortgages**



## Merryhills Court

, London, N14 4AY

**£400,000**



**\*\*IDEAL FOR FIRST TIME BUYERS\*\*** On offer is this **NEWLY REFURBISHED** three bedroom flat located on the first floor. The property offers a large reception, three double bedrooms, luxury kitchen, fitted bathroom, double glazing, gas central heating and most importantly **CHAIN FREE**.

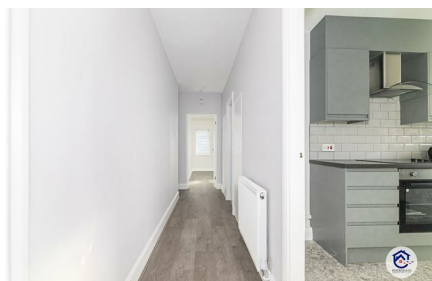
Merryhills court is located close to all local amenities including a variety of shops, restaurants, pubs and cafes, local transport links include Oakwood underground station (Piccadilly line) along with various bus links taking you in and around London, you are also in close proximity to several popular local schools.

Lease amount: 91 years

Service charge: Approx £85 per month

Ground rent: £10 Per annum

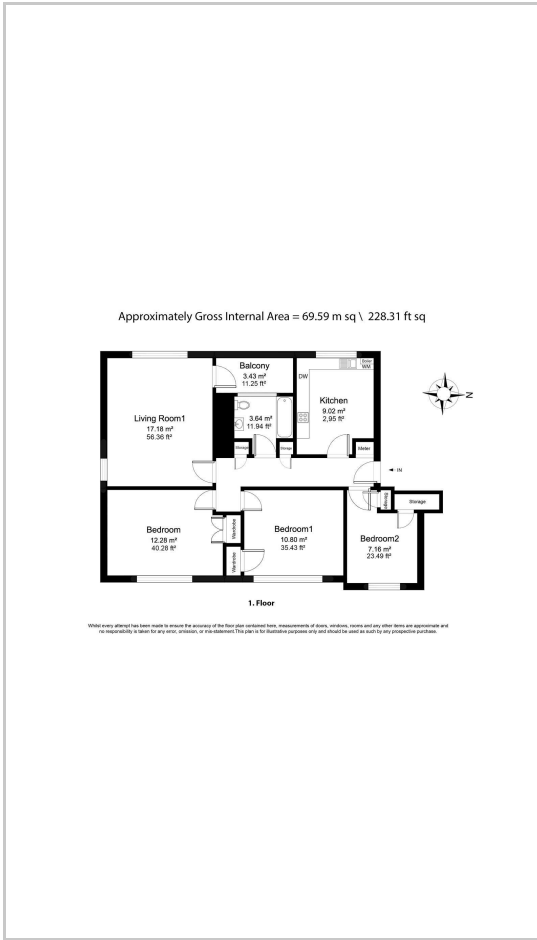
\*Please be advised the lease extension to 990 years will cost £5,000 - £7,000, this can be done on completion\*



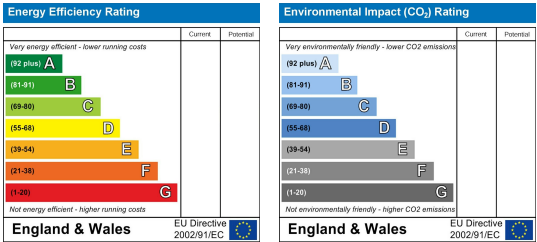
Area Map



Floor Plans



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.