



In our opinion a well presented first floor maisonette situated within 1/2 a mile of Edmonton Green with its shopping centre and transport links including an overground station. The property has features that include: double glazing, a long lease and allocated parking.

**Cornish Court  
N9**

**Offers in excess of  
£200,000 L/H**

**FIRST FLOOR:****ENTRANCE:**

Path to front door to hall

**HALLWAY:**

Wood flooring, stairs to first floor, doors to reception, bathroom and bedroom

**RECEPTION:**

14' 1" x 11' 7" (4.29m x 3.53m); Double glazed window to rear aspect, wooden flooring, fitted cupboard, storage heater, TV point, entrance to kitchen

**KITCHEN:**

7' 1" x 6' 0" (2.16m x 1.83m); Fitted wall and base units with roll edge worktops, integrated electric oven and hob, stainless steel sink/drainers with mixer tap, plumbed for washing machine, space for fridge/freezer, tiled floor, double glazed window to rear aspect

**BEDROOM:**

11' 0" x 9' 6" (3.35m x 2.89m); Wooden flooring, built-in storage cupboard, storage heater, double glazed window to front aspect

**SHOWER ROOM:**

6' 10" x 4' 7" (2.08m x 1.40m); Fully tiled shower cubicle with wall mounted electric shower, pedestal hand wash basin with mixer tap, low flush wc, fully tiled walls, tiled floor

**PARKING:**

Allocated parking space

**EPC:**

EER: C

**VIEWINGS:**

Strictly by appointment

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