



Flat 14, Ilkley Court, 4 Garsdale Close – N11 3GB

£395,000 Leasehold

This well presented 2 bedroom flat is situated on the first floor of a modern, purpose-built development and offers a great opportunity for first-time buyers. The property features a spacious layout that includes a bright living area, a separate dining room that is ideal for entertaining, and a contemporary kitchen with ample storage. There are two generously sized bedrooms, with the master bedroom benefiting from an en-suite shower room, while a second bathroom serves guests and the second bedroom. The flat is offered chain free and additional benefits include 1 allocated parking space (providing convenient parking for residents) and a secure entry system. The location is particularly attractive, being within easy walking distance of a Tesco Extra and a nearby retail park, offering a range of shops, cafes, and amenities.

Lease: Approx. 98 years Ground Rent: £300 per annum Service Charge: Approx. £1450 per annum inclusive of building insurance

Council Tax band: D

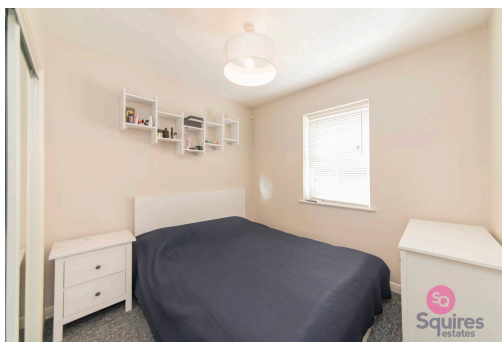
Tenure: Leasehold

EPC Energy Efficiency Rating: C

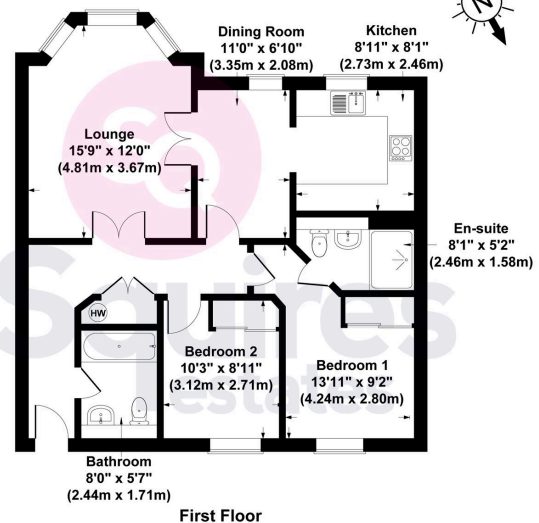
EPC Environmental Impact Rating: C



- Purpose built
- 2 bedrooms
- 2 bathrooms (1 en-suite)
- Dining room
- 1 allocated parking space
- Chain free
- Close to Tesco Extra and retail park
- Ideal first time purchase



Ilkley Court, 4 Garsdale Close N11 3GB
Gross Internal Area 786 sq ft / 73 sq metres



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.