



## Fontaine Court, High Street, London, N14

Available

£420,000 (Leasehold)







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## **Two-Bedroom, Ground Floor Flat, in this well located purpose built block, with gated access and parking.**

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Occupying a wonderfully convenient location in Fontaine Court, Southgate, this purpose built flat, sits towards the rear of the development, meaning it sits away from the High Street and faces the Walker Cricket ground. This charming purpose-built flat offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms, and two modern bathrooms, this property is ideal for professionals, couples, or small families seeking a vibrant urban lifestyle.

Upon entering, there is spacious hallway, with two built in storage cupboards. A loving lounge area benefits from French doors overlooking The Walker Cricket Ground and enough space for both a sofa and dining table. Off the lounge, is a great functional kitchen, with natural stone work tops and upstands. The property has two functional bedrooms, with bedroom 1 boasting a modern En-suite shower room, and French doors. The main bathroom is a good size, and fully tiled. All rooms have windows, allowing for natural ventilation.

The property is offered in good condition throughout, and is available with no onward chain.

Further benefits include gated access, well maintained communal grounds and an allocated parking space, in an under croft carpark.

Located on the High Street, residents will benefit from a plethora of local amenities, including shops, cafes, and restaurants, all within easy reach. Excellent transport links ensure that you can navigate the city with ease, making this flat an ideal base for those who wish to explore all that London has to offer.

Tenure: Leasehold

Lease term: 125 years from 24 June 2002

Term remaining: 102 years

Service Charge: £1,944 p/annum

Ground Rent: £350 p/annum

Local Authority: Enfield

Council Tax Band: D

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## **Under croft Parking Space**

Allocated space, vehicle and pedestrian gated access

## **Communal Entrance**

## **Hallway**

Hardwood door to front aspect, built in storage cupboard, entry phone and alarm systems, spotlights, coving to ceiling, radiator, additional storage cupboard/wardrobe, doors to:

## **Lounge**

Double glazed French door and windows to rear aspect, spotlights, coving to ceiling, radiator, access to:

## **Kitchen**

Double glazed window to rear aspect, matching range of wall and base units with solid stone work surfaces over with matching upstands, 1 1/2 stainless steel sink and drainer with mixer tap, ample spaces for white goods, 4-ring gas hob with extractor hood over, down lights, coving to ceiling, radiator.

## **Bedroom 1**

Double glazed French doors and windows to front aspect, radiator, coving to ceiling, range of built in storage and matching bedside unit, door to:

## **En-Suite**

Underfloor heating, walk in shower, low flush w/c, heated towel rail, double glazed opaque window to side aspect, hand basin with mixer tap and storage under, fully tiled, extractor fan, shaving point, backlit mirror, fitted storage unit, spotlight, LED lighting.

## **Bedroom 2**

Double glazed window to front aspect, radiator, coving to ceiling











## Bathroom

Double glazed opaque window to side aspect, bath with mixer tap, shower screen and shower attachment over, hand basin with mixer tap and storage under, low flush w/c, shaving point, extractor fan heated towel rail, fully tiled.

## Disclaimer

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

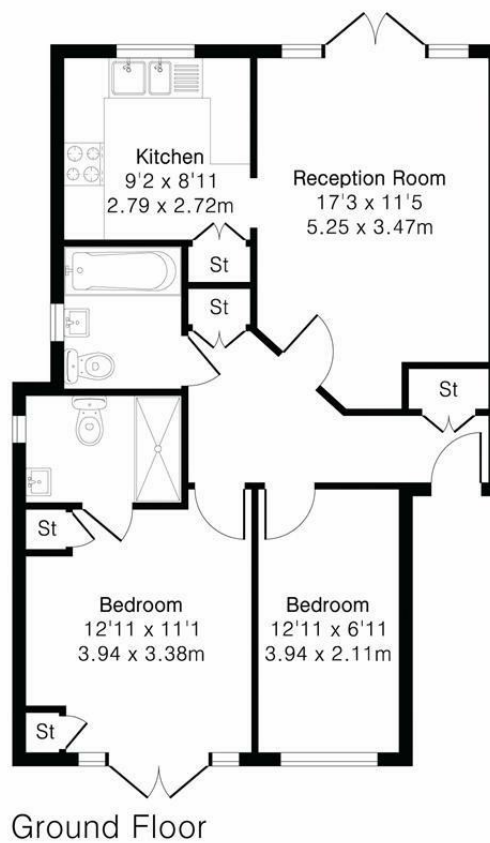
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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.



Approximate Gross Internal Area 686 sq ft - 64 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC Rating C / Local Authority: London Borough of Enfield / Council Tax Band: D

