



Avenue Road, Southgate, London

Available

£195,000 (Leasehold)

**BAKER
AND
CHASE**



Two bedroom, two bathroom first floor retirement flat, offered chain free, with a rarely available garage.

Tucked away just moments from Southgate High Street, this generous two-bedroom, two-bathroom apartment, with added bonus of a large garage en-bloc, forms part of the sought-after Woodmere Court retirement development, designed exclusively for residents aged 60 and over (or 55 for a partner).

Woodmere Court offers a warm and sociable community setting, featuring beautifully maintained communal gardens, a residents' lounge that hosts regular activities, and on-site parking available on a first-come, first-served basis - with the added benefit of unrestricted on-street parking nearby.

Occupying approximately 80 sq.m of thoughtfully arranged accommodation, the property offers an exceptional sense of space and light throughout. A welcoming entrance hall leads to a spacious multi-use reception/dining room, while the adjoining kitchen is fitted with a range of wall and base units and ample worktop space.

There are two well-proportioned double bedrooms, including a principal bedroom with fitted wardrobes and an en-suite shower room, plus a separate family bathroom. The apartment further benefits from plentiful built-in storage, electric heating, double glazing, and lift access to all floors.

Externally, the property includes its own private garage, well-tended communal gardens, a residents' lounge and a laundry room. Woodmere Court is professionally managed with an on-site House Manager and a secure entry system, providing peace of mind and day-to-day convenience.

Located on Avenue Road, the development is a short (0.6 mile), level walk from Southgate Underground Station (Piccadilly Line) and an array of shops, cafés and local amenities. Regular bus services and nearby parks also enhance its appeal.

Tenure: Leasehold

Lease Term: 125 years from 1 February 1991

Term Remaining: 91 years approx

Service Charge: £4829.96 per year

Ground Rent: £578.92 per year

Local Authority: London Borough of Enfield

Council Tax Band: E

Hallway

Door to hallway, airing cupboard including fuse box and shelved storage, coving to ceiling, CareTech intercom system, additional main door entry-phone system, doors to:

Main bathroom

Electric radiator/towel rail, vanity hand basin with storage under, panel bath with mixer tap and electric shower over, extractor fan, fully tiled, low flush w/c, coving to ceiling, wall mounted heater, shaving point.

Lounge

Double glazed window to front aspect, x3 storage heaters, electric feature fire place with surround, wall lights, coving to ceiling, x2 built in bookcases

Kitchen

Double glazed window to front aspect, matching range of wall and base units with roll top work surfaces over, integrated electric oven, low level fridge and freezer, 4-ring electric hob, extractor hood over, stainless steel sink and drainer with mixer tap, fully tiled, coving to ceiling, ceiling mounted extractor fan, wall mounted heater.

Main Bedroom

Double glazed windows to side aspect, matching range of bedroom furniture including dresser, bedside units and wardrobe space, additional mirrored door built in wardrobe, coving to ceiling, storage heater, emergency electric pull cord, wall lights, door to:

En-suite Shower Room

Low flush w/c, pedestal hand basin with mixer tap, corner shower unit with electric shower, heated towel rail, fully tiled, shaving point, wall mounted heater, extractor fan, coving to ceiling.

Bedroom 2

Double glazed windows to side aspect, matching range of bedroom furniture to include desk/dresser area and wardrobe, wall heater, wall light, emergency pull cord, coving to ceiling.

Garage

Power and light with carriage doors.





BAKER
AND
CHASE

Communal area

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.

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.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Fixtures and fittings: Items shown in photographs are NOT included. A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Baker and Chase Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Baker and Chase Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Media: (Photos, Videos etc) The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken.

Regulations etc: Any reference to alterations to, or use of,





BAKER
AND
CHASE



any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

VAT: The VAT position relating to the property may change without notice

Copyright: You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

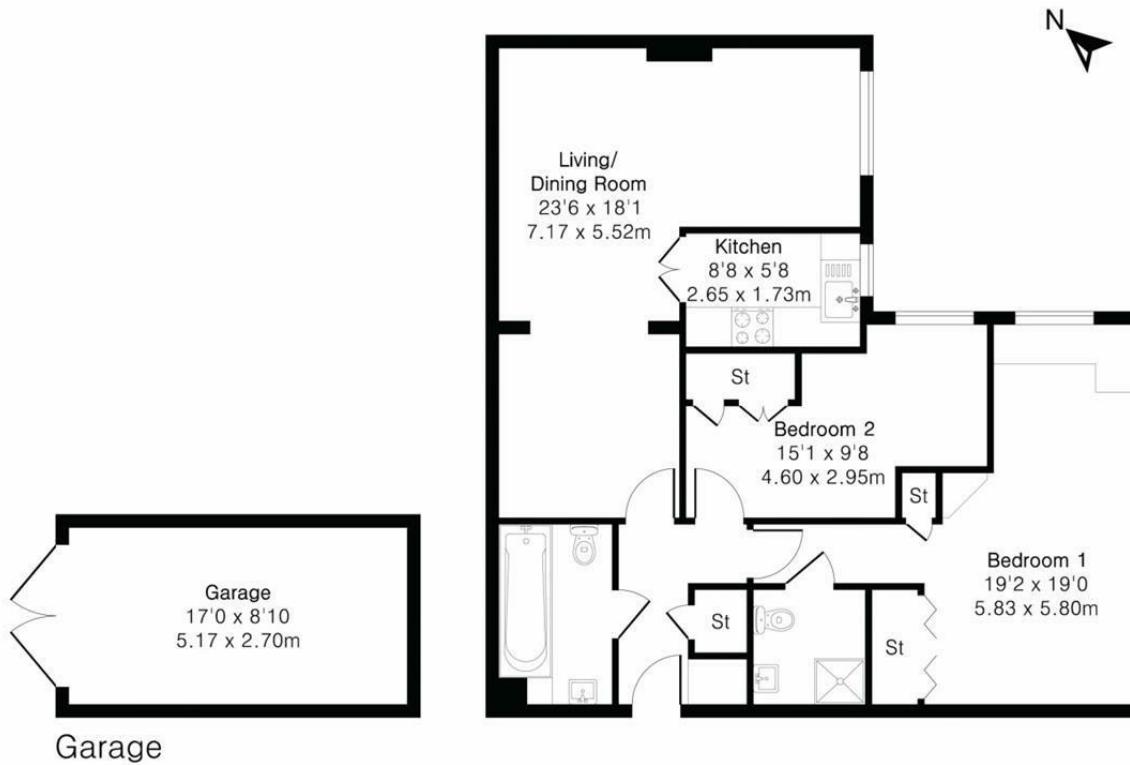
Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Approximate Gross Internal Area 858 sq ft - 80 sq m

(Excluding Garage)

Garage Area 150 sq ft - 14 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 B / Local Authority: London Borough of Enfield / Council Tax Band: E

