



Woodmere Court, Avenue Road, Southgate, London

Under Offer (SSTC)

£195,000 (Leasehold)





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: £4,829.96 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.

Communal area

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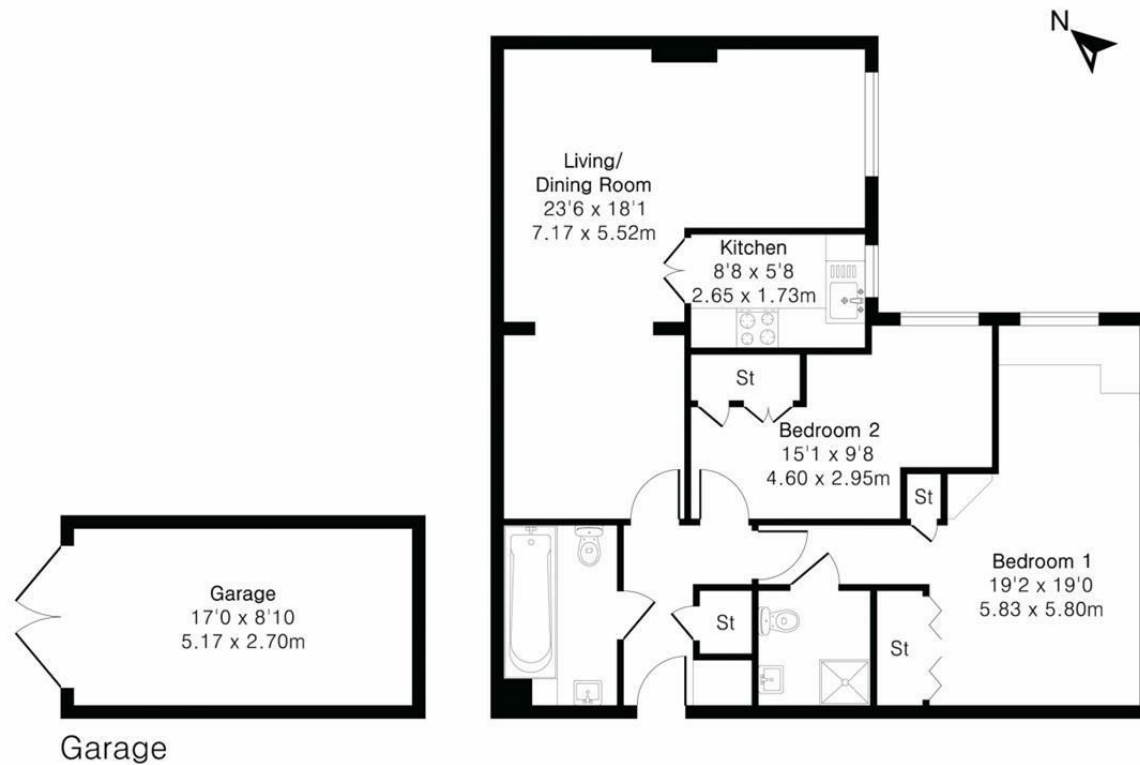
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**Approximate Gross Internal Area 858 sq ft - 80 sq m
(Excluding Garage)**

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