



MAPLIN CLOSE, WINCHMORE HILL, N21

WE ARE PLEASED TO OFFER FOR SALE THIS BRIGHT & SPACIOUS PURPOSE BUILT SECOND FLOOR FLAT IN THIS SOUGHT AFTER DEVELOPMENT. WITH 2 GOOD SIZED BEDROOMS, LARGE DUAL ASPECT LIVING ROOM, FITTED KITCHEN, MODERN BATHROOM, GUEST WC, OFF STREET PARKING, GARAGE EN BLOC, CLOSE TO ALL LOCAL AMENITIES & EXCELLENT SCHOOLS.

Accessed via a communal entrance, there is a lift servicing all floors & then into it's own entrance hall. This spacious 2 bedroom purpose built flat has 2 good sized bedrooms, a modern bathroom, separate guest WC & a well fitted kitchen. The flat also benefits from resident permit on-site parking & a garage en-bloc.

Close to Bus Routes, Enfield Highlands Village, Sainsbury's Supermarket, Pharmacy & Doctor's Surgery, as well as being 15-20 minute Walking Distance of Grange Park & Winchmore Hill BR Stations, or a Short Bus Ride to Southgate Tube Station. In the Catchment for Eversley, Merryhills, Grange Park Primary Schools & Highlands Secondary.

OFFERED CHAIN FREE. SHARE OF FREEHOLD WITH 983 YEARS REMAINING ON THE LEASE.



ACCOMMODATION

* COMMUNAL ENTRANCE HALL WITH ENTRYPHONE SYSTEM * OWN ENTRANCE HALL * LIFT SERVICING ALL FLOORS * 2 GOOD SIZED BEDROOMS * SPACIOUS, DUAL ASPECT LIVING ROOM * FITTED KITCHEN * MODERN BATHROOM * SEPARATE GUEST CLOAKROOM * RESIDENTS OFF STREET PARKING * GARAGE EN BLOC

* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING, ENTRYPHONE SYSTEM *

PRICE: £400,000 LEASEHOLD - SHARE OF FREEHOLD - OFFERS IN EXCESS OF

LIVING ROOM 16'9" x 12'10" (5.11m x 3.91m)

Dual aspect with double glazed windows to the side & rear with radiators beneath. Carpeted floor, with coving & pendant lighting to the ceiling and additional wall hung lights.



SITTING AREA



DINING AREA



KITCHEN 13'00" x 7'11" (3.96m x 2.41m)

Double glazed window above the sink area. Tiled flooring, Oak effect, shaker-style wall & base units, black laminate worktops & upstands, breakfast bar. Gas hob with chimney hood above, double oven, plumbed for dishwasher & washing machine & stainless steel sink.



ENTRANCE HALL

Enter through the solid wood door into this bright entrance hall. Laminate flooring, radiator, pendant lighting & access to both bedrooms, the living room, fitted kitchen, bathroom & guest cloakroom.



BEDROOM 1 13'00" x 11'9" (3.96m x 3.58m)

Double glazed window to rear letting in lots of natural light with radiator beneath. Carpeted with pendant lighting. Floor to ceiling fitted wardrobes to one wall.



BEDROOM 1 (pic 2)



BEDROOM 2 9'10" x 7'10" (3.00 x 2.4)

Double glazed window with radiator beneath. Carpeted floor, with coving & pendant lighting to the ceiling.



BATHROOM

Frosted double glazed window. Fully tiled bathroom with three piece suite comprising of d-shaped full sized panelled bath with overhead thermostatic shower & glass bath screen, low flush WC, wash hand basin with vanity unit beneath, mirror cabinet above, an additional cabinet housing the boiler & chrome heated towel rail.



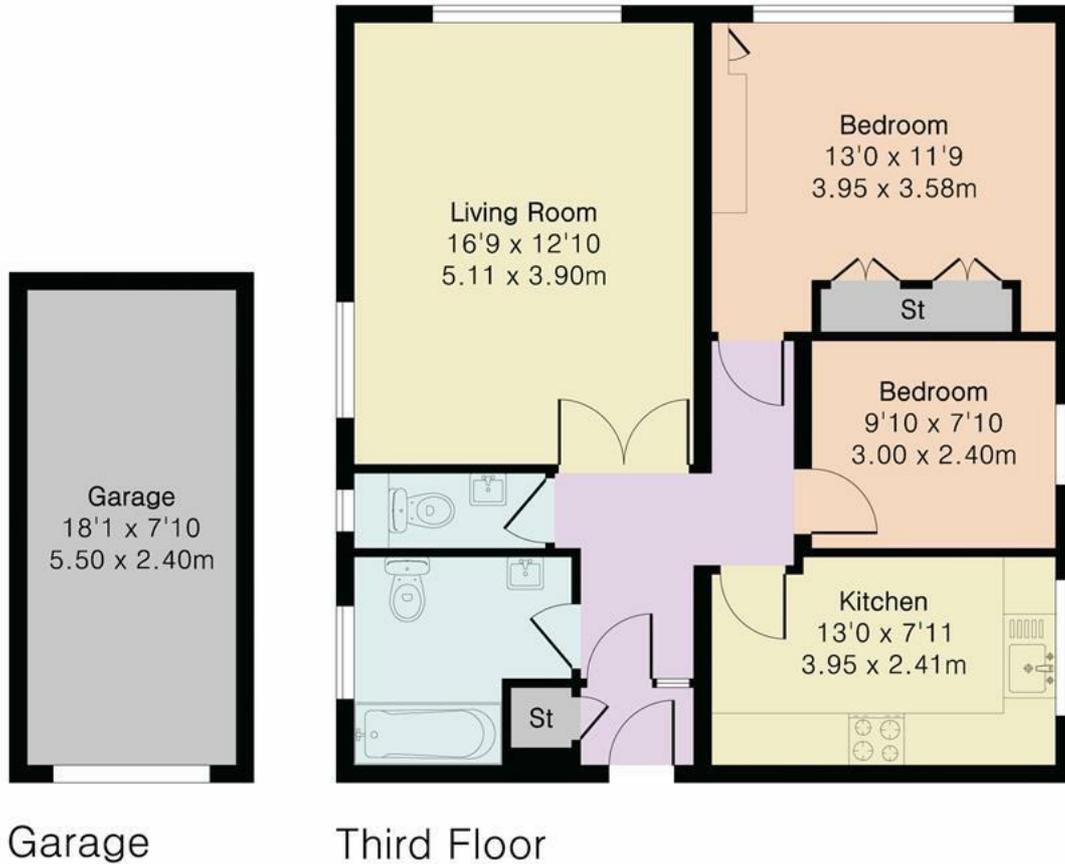
GARAGE EN-BLOC 18'1" x 7'10" (5.51m x 2.39m)

The property benefits from a Garage en-bloc and residents on site parking with a permit.



Approximate Gross Internal Area 744 sq ft - 69 sq m (Excluding Garage)

Garage Area 142 sq ft – 13 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		68	79
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.