



31 Westwood Court Village Road, Enfield, EN1 2HQ  
Offers In The Region Of £160,000

**Lanes**  
ESTATE AGENTS

## 31 Westwood Court Village Road, Enfield, EN1 2HQ

**\*CHAIN FREE\*\* A BRIGHT and AIRY one bedroom RETIREMENT apartment located on the SECOND FLOOR with a PRIVATE BALCONY** Westwood Court comprises 32 properties arranged over 3 floors each served by a LIFT, as well as a RESIDENT'S LOUNGE. LEASEHOLD - 93 years. Single residents must be over the age of 60 YEARS, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.



**HALLWAY**

**LIVING ROOM** 17'3 x 10'6 (5.26m x 3.20m)

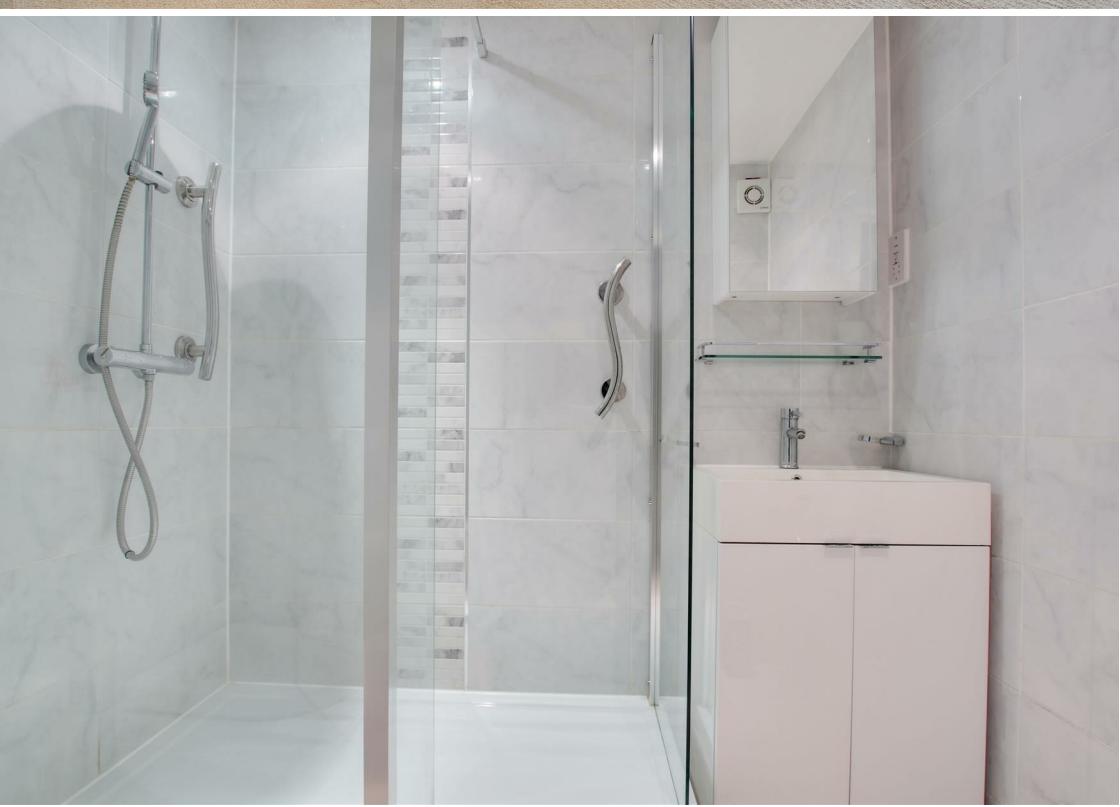
**BEDROOM ONE** 15'10 x 8'9 (4.83m x 2.67m)

**KITCHEN** 7'4 x 5'5 (2.24m x 1.65m)

**SHOWER ROOM**

**BALCONY**

**RESIDENTS & VISITORS PARKING**





## Flat

Approx. 41.9 sq. metres (450.6 sq. feet)

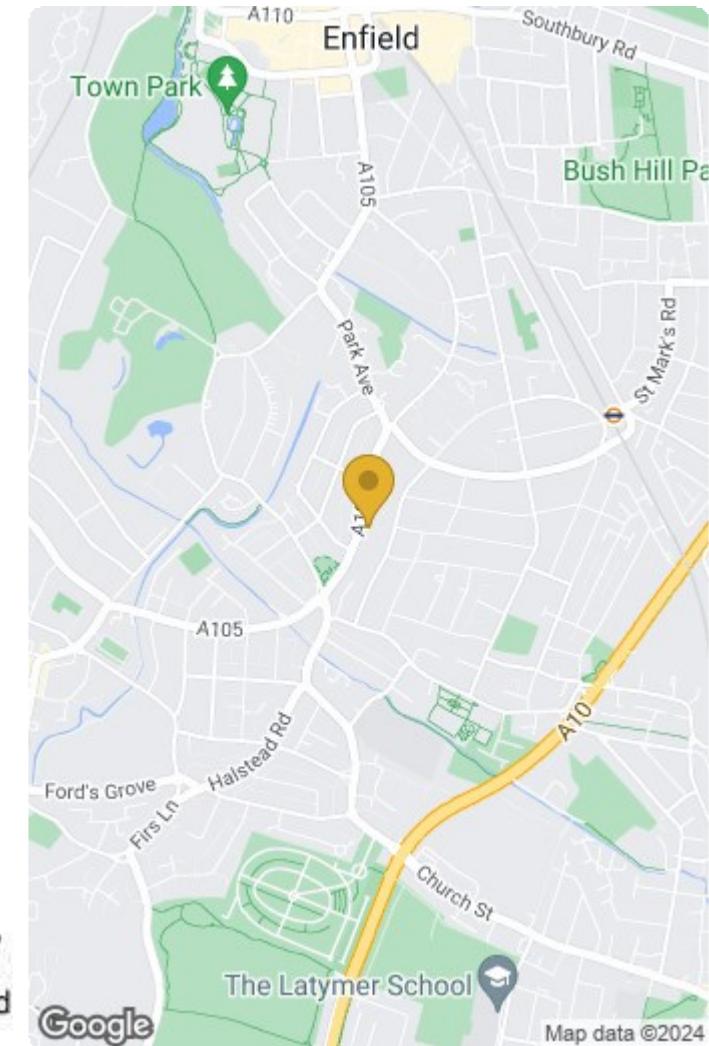


Total area: approx. 41.9 sq. metres (450.6 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.  
Plan produced using PlanUp.

### IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



Google

Map data ©2024

### 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		
England & Wales	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	