



# Merryhills Court, N14

£350,000



the advantage of experience



- Two Bedroom, Ground Floor Apartment with Private Terrace
- Cul-De-Sac Location
- Close to Oakwood Underground (Piccadilly Line)
- Two Double Bedrooms with Built In Wardrobes
- Close to Shops, Restaurants and Amenities along Bramley Road and Cockfosters High Street



For more images of this property please visit [havilands.co.uk](http://havilands.co.uk)



Havilands are pleased to present this TWO BEDROOM, GROUND FLOOR APARTMENT on Merryhills Court N14. Offering 735 sq ft of living space the property is comprised of two double bedrooms, both with built in wardrobes, reception room with dual aspect windows, separate kitchen, bathroom and private terrace overlooking communal grounds.

Ideally located on a quiet cul-de-sac the property is still within easy reach of Oakwood Underground (Piccadilly line) and shops, restaurants and amenities along Bramley Road and Cockfosters High Street. Plus the property is close to green spaces including Trent Park and Bramley Sports Ground. There are also several sought after schools close by including Vita et Pax Prep, De Bohan Primary and Southgate Secondary Schools.

The property has a remaining lease of 88 years. The current owner has been given an approx. price to extend the lease of between £4-6k. Viewing highly recommended.

Tenure: Leasehold 88 Years Remaining

Service Charges: £1778.92 Per Annum

Ground Rent: £25 Per Annum

Local Authority: Enfield

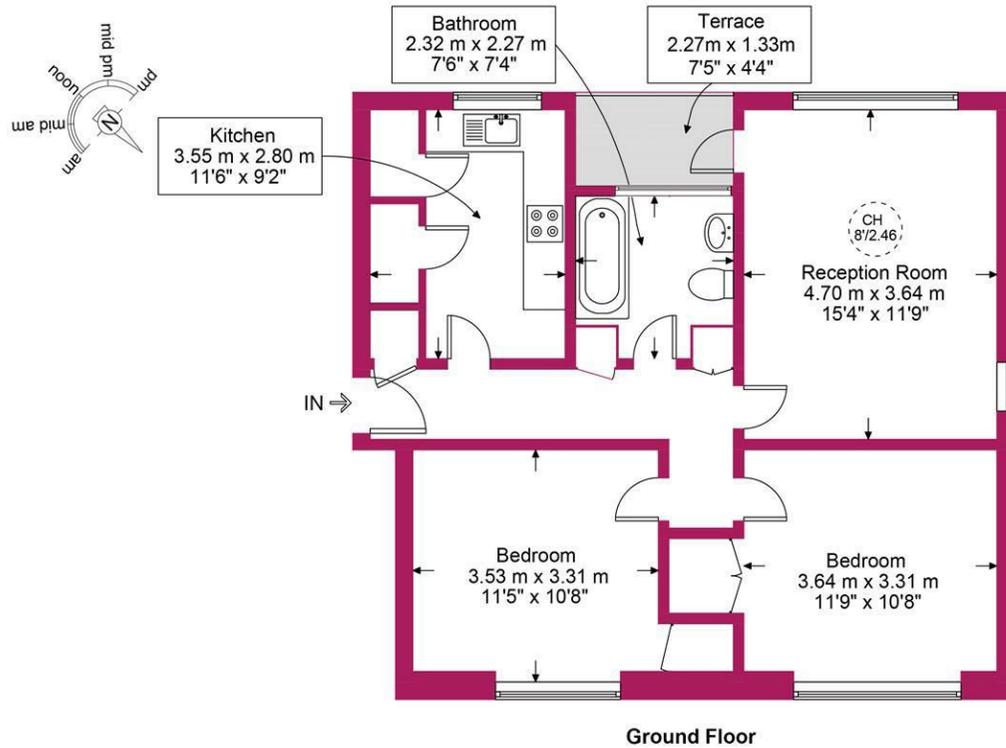
Council Tax Band: C (2025/26 £1,923.57)

EPC: Currently 70C Potentially 75C

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**Merryhills Court, N14**

**Approximate Gross Internal Area = 735 sq ft / 68.27 sq m**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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