Newsholme Drive, London

Offers In Excess Of £250,000

Havilands

the advantage of experience

- Chain Free
- Ground Floor
- Over 65's
- Two Bedroom Retirement Apartment
- Communal Gardens
- Guest Suite
- On Site Restaurant offering subsidised meals.
- Walking Distance to Local Shops inc. Sainsbury's
- Resident Parking
- 90 minute weekly cleaner included

For more images of this property please visit havilands.co.uk

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Havilands are pleased to offer For Sale this CHAIN FREE, GROUND FLOOR, TWO BEDROOM RETIREMENT APARTMENT within Blake Court, N21. Located on the ground floor of this popular retirement block nestled in Highlands Village, the property offers 805sqft of living space and is comprised of lounge/diner, kitchen, bathroom and two double bedrooms with the master bedroom benefitting from a walk-in wardrobe. Additional benefits include residents parking, well manicured communal gardens as well as a visitor guest suite, on site restaurant and 24 hour duty staff.

The property is ideally located with Sainsburys supermarket opposite Blake Court as well as additional amenities including local GP's, pharmacy and village hall all also in very close proximity. Public transport links are also well serviced with the W9 bus offering routes to Enfield, Southgate and Winchmore Hill every 15 minutes (peak hours). To arrange a viewing, please do not hesitate to get in touch with a member of the team.

Property Information:

Tenure: Leasehold

Remaining Lease: 97 Years

Ground Rent: £0

Service Charge: The service charge is £738.71 pcm but most residents have claimed Attendance Allowance at the higher rate which is £881.83 pcm for a couple (current rates). The Manager is trained to assist in making a successful application for this.

Local Authority: Enfield Borough

Council Tax: Band F (2026/27 £3,275.52)

EPC Rating: Current 77(C); Potential 77(C)

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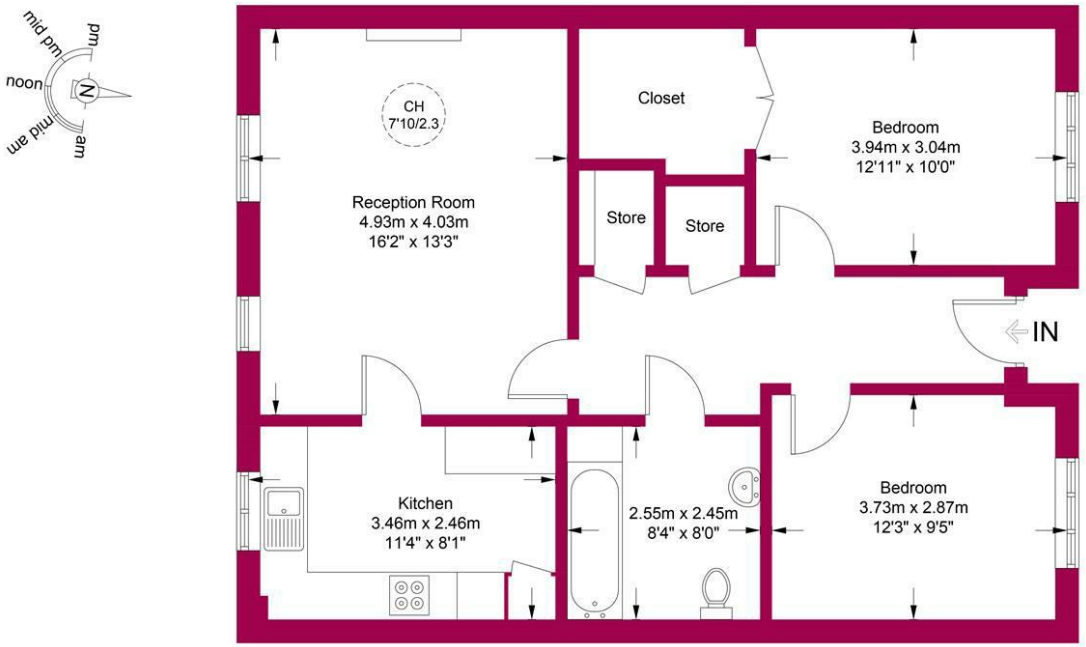
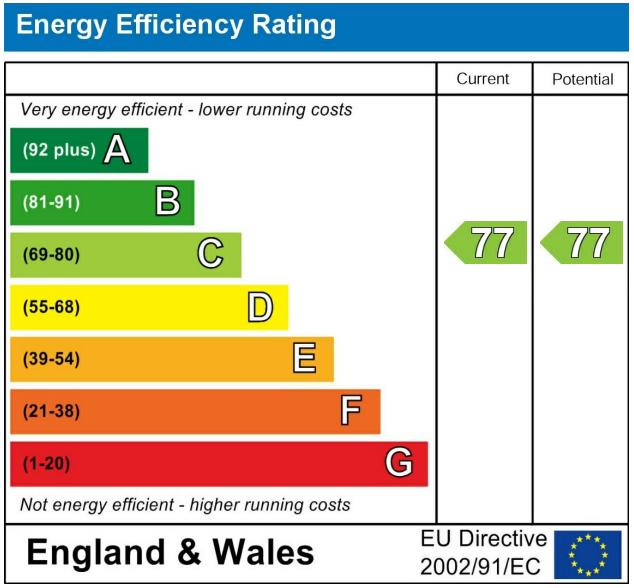
Blake Court, N21

Approximate Gross Internal Area = 805 sq ft / 74.8 sq m



Ground Floor



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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.

RICS Certified Property Measurer

havilands | 020 8886 6262
come by and meet the team
30 The Green, Winchmore Hill, London, N21 1AY

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