



Avenue Road,

£110,000

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- RETIREMENT FLAT - Over 60's
- Second Floor
- Spacious Communal Lounge
- Chain Free
- Close to Southgate shops/amenities
- Careline Alarm Service



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



Havilands are pleased to present this spacious ONE BEDROOM RETIREMENT APARTMENT in the sought-after Woodmere Court retirement development (for residents aged 60+).

The property offers a generous living space of approximately 47 sq.m. It features a welcoming entrance hall, a multi-use reception/dining room, and an adjoining kitchen. The bedroom is a well-proportioned double. A family bathroom, plentiful built-in storage, electric heating, double glazing, and lift access are also included.

Woodmere Court provides a sociable community with well-maintained communal gardens, a residents' lounge with regular activities, and on-site parking. The development is professionally managed with an on-site House Manager and a secure entry system.

Located on Avenue Road, the property is a short, level walk to Southgate Underground Station (Piccadilly Line) and local amenities. It also includes a private garage en-bloc.

Tenure: Leasehold, 91 years remaining

Service Charge: £3118 per annum (2 installments of £1559 every 6 months)

Ground Rent: £500 a year

Local Authority: Enfield

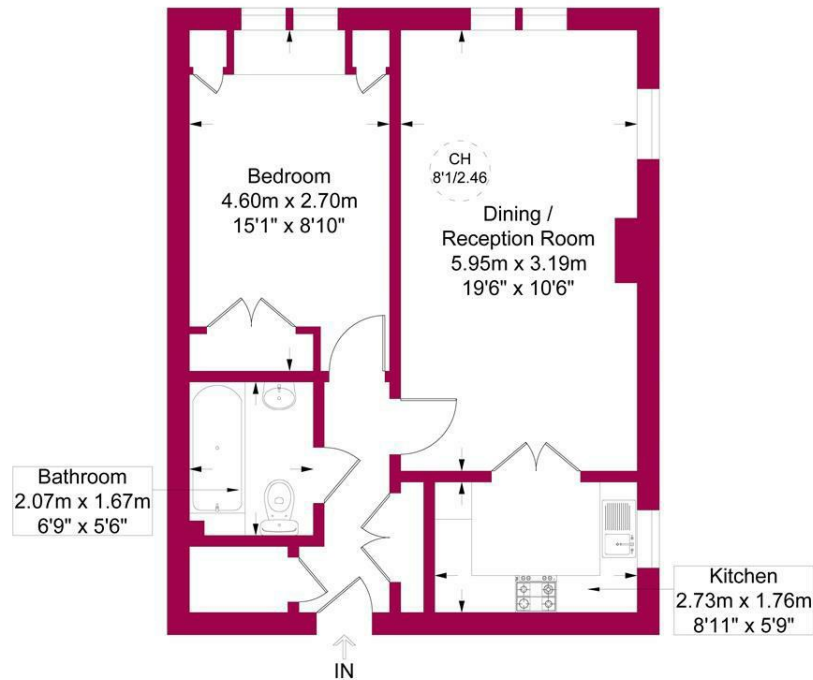
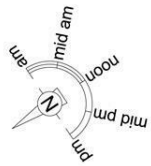
Council Tax Band: D (2026-2027 £2,267.67)

EPC: Current 68D, Potential 78C

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

Woodmere Court, N14

Approximate Gross Internal Area = 511 sq ft / 47.4 sq m



Second Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.



**Certified
Property
Measurer**

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come by and meet the team

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