



Magpie Close,
£245,000

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- Chain Free
- 1 bed apartment
- First floor
- Open lounge/kitchen/diner
- Modern decor throughout
- Convenient location
- Ample parking
- Neat communal gardens
- EPC Rating: 69/C; potentially 83/B

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



Havilands are delighted to present this CHAIN FREE well proportioned 1 bed, 1 bath first floor apartment within this purpose built development. This property benefits from a naturally bright and spacious living/dining and kitchen area. The main bedroom is a good size and offers space for good storage. The bathroom has a 3 piece suite. In addition there is ample casual parking. The location offers easy access to local amenities and transport - this property could be a great investment opportunity or perfect for first time buyers. Ideally located in a quiet turning with fantastic accessibility to A10 , Forty Hall & Enfield Retail Park. Viewing highly recommended.

Tenure - Leasehold

Length of lease - New lease on purchase

Annual ground rent amount (£) - 150

Annual service charge (£) - £1152

Council tax band - C

EPC Rating: 69/C; potentially 83/B

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Approximate Gross Internal Area 416 sq ft – 39 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		69
(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



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 as defined by RICS code of measuring practise. No guarantee is given on 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.

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

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