



Magpie Close,

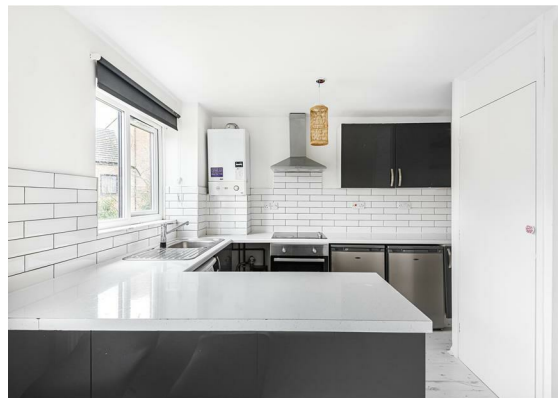
£245,000

Havilands

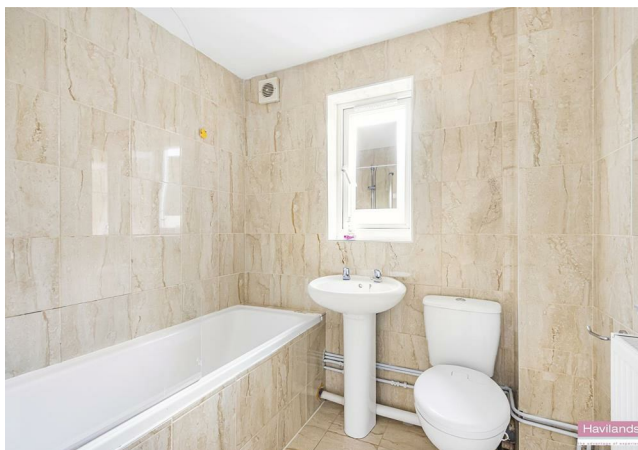
the advantage of experience



- 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

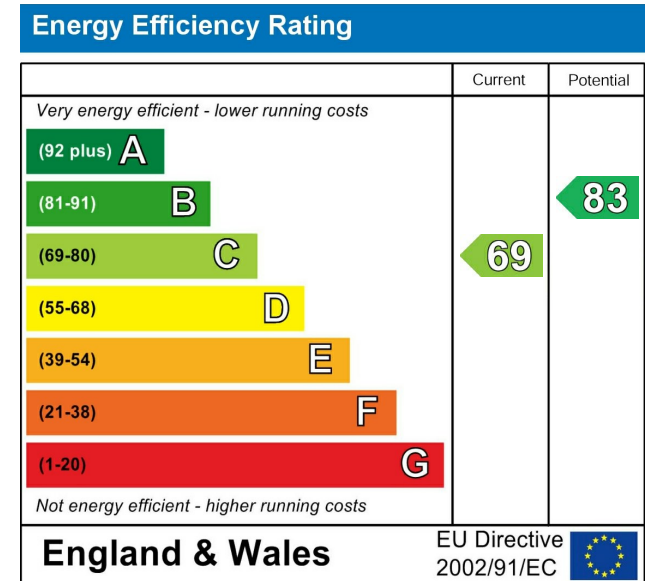
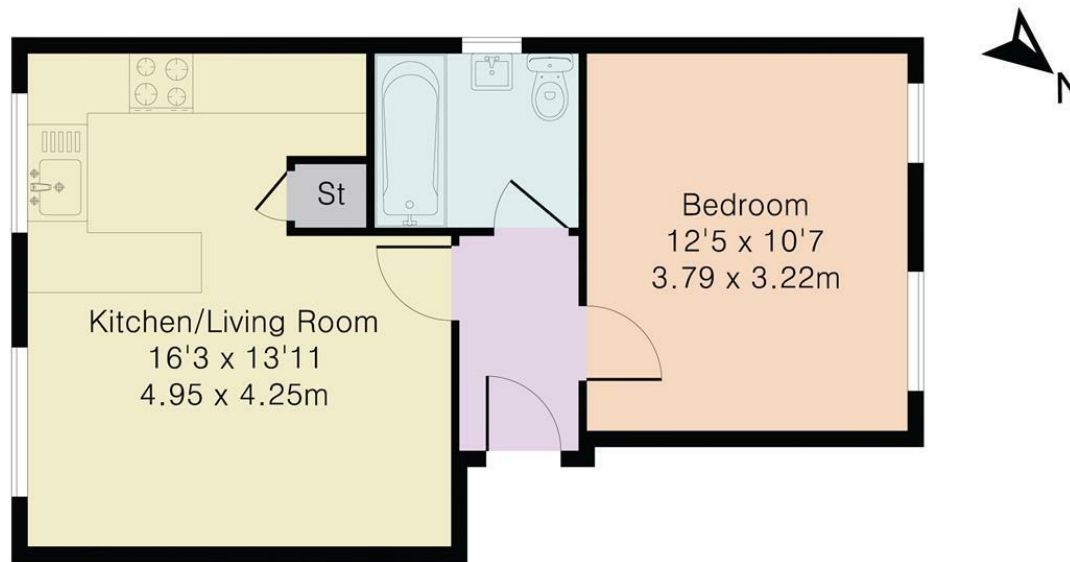
Annual service charge (£) - £1152

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



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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