Coral Court, Telford Road

£395,000

Havilands

the advantage of experience

- Two Bedroom Fourth Floor Apartment with Large Private Balcony and Impressive Views
- Allocated Parking
- Excellent Transport Links with both Arnos Grove Underground (Piccadilly Line) and Bowes Park (Moorgate approx. 20 mins) Close By
- Ease of Access to the A406
- Close to Local Shops and Amenities including Sainsburys Local, plus Independent Cafes and Shops Along Aldermans Hill and Myddleton Road
- Within Easy Reach of Green Spaces including Arnos Park and Broomfield Park
- In Catchment of Sought After Schools including Bowes Primary (OUTSTANDING) as well as St Anne's Catholic Secondary School for Girls (OUTSTANDING)

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

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the advantage of experience

Havilands are delighted to offer For Sale, this TWO BEDROOM, FOURTH FLOOR, PURPOSE BUILT APARTMENT located within Coral Court, N11. Offered 790 sq ft of living space the property benefits from an expansive private balcony with impressive views and allocated parking. The property itself is comprised of two double bedrooms, bathroom and open plan lounge & kitchen with doors to balcony.

An ideal first time or investment purchase, the property offers excellent transport links with both Arnos Grove Underground (Piccadilly Line) and Bowes Park (Moorgate approx. 20 mins) close by. In addition to ease of access to the A406 and various bus routes providing road links across the Borough and Greater London. Also within walking distance are a number of local shops and amenities including Sainsburys Local, plus an abundance of independent cafes and shops can be found along close by Aldermans Hill and Myddleton Road. Plus several green spaces such as Arnos Park and Broomfield Park are within easy reach.

The property also falls within the catchment area of sought after schools including Bowes Primary (OUTSTANDING) as well as St Anne's Catholic Secondary School for Girls (OUTSTANDING). Viewing is highly recommended.

Tenure: Leasehold
Lease Remaining: 116 Years Remaining
Service Charge: £2,464 PA
Ground Rent: £0
Local Authority: Enfield
Council Tax Band: (C 2026/27 £2,015.71)
EPC: Currently 86B Potentially 86B

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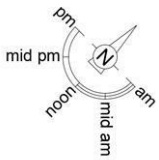
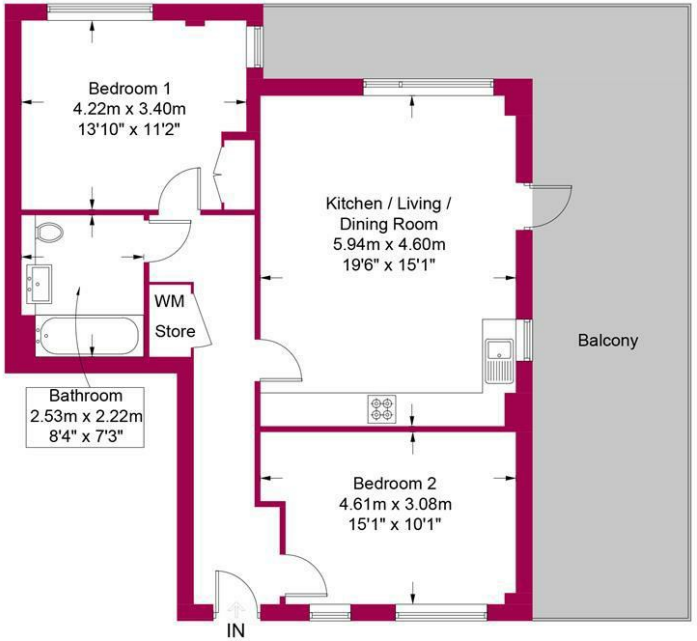
Coral Court, N11 **Approximate Gross Internal Area** = 790 sq ft / 73.4 sq m





Fourth Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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

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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

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