



Woodmere Court, Avenue Road, Southgate, London, N14
Chain Free £160,000 Leasehold

Anthony Webb
ESTATE AGENTS

Woodmere Court, Avenue Road, Southgate, London, N14

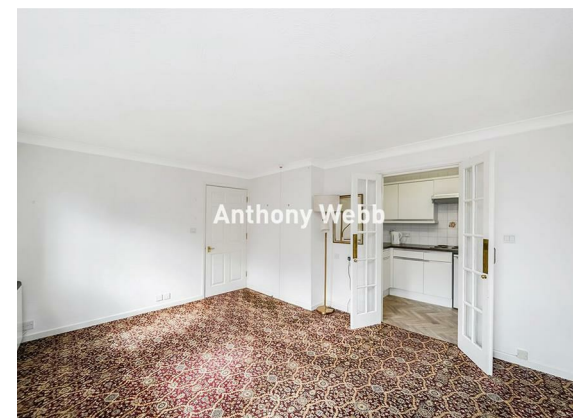
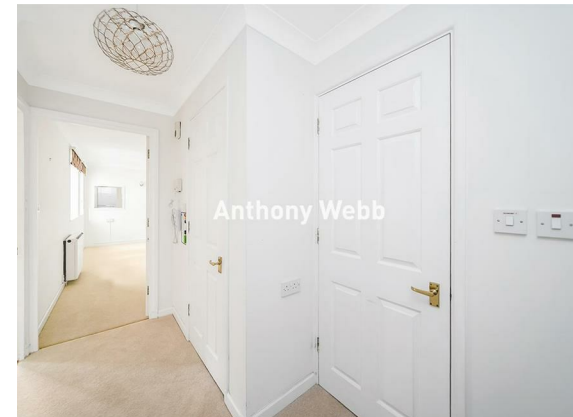
A bright and well presented CHAIN FREE one bedroom purpose built "Retirement" apartment (buyers must be at least 60 years old) located on the first floor of this purpose built development set in quiet residential grounds on Avenue Road.

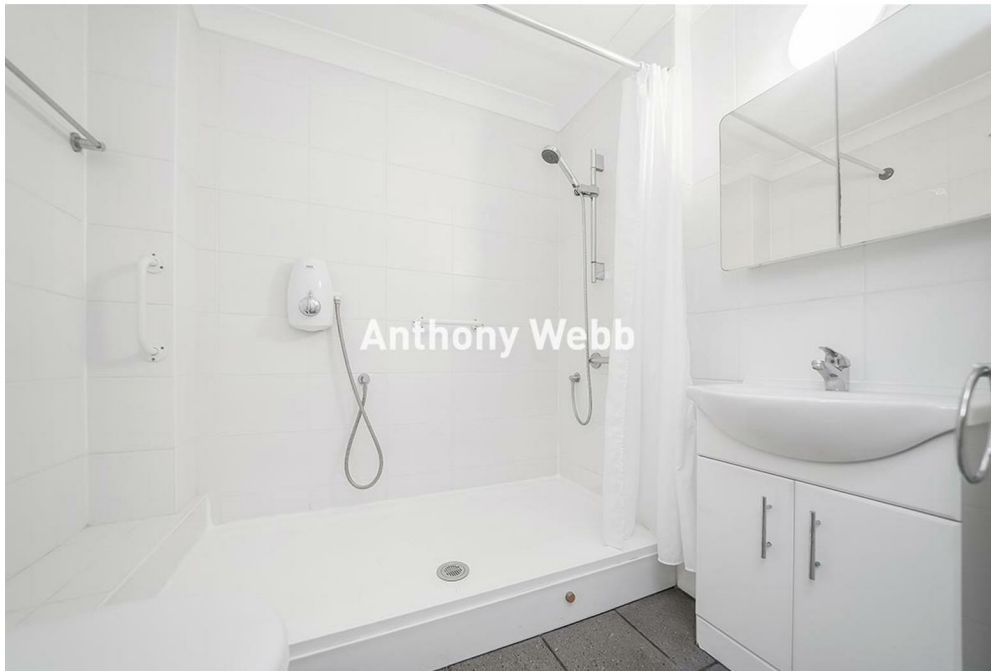
Avenue Road is conveniently located for Southgate and Oakwood's shops, restaurants, bus routes and Underground stations (Piccadilly Line).

Secure communal entrance with entry phone system • Stairs/lift to all floors • Communal living/dining area and laundry room • Entrance hallway with storage cupboard and airing cupboard • Spacious living room • Fitted kitchen with appliances • Good size modern shower room • Spacious double bedroom with fitted wardrobes • Double glazing • Electric heating • Attractive communal gardens and communal off street parking facilities.

92 years remaining lease
Service charge - £3000 per annum
Ground rent - £500 per annum
Enfield council tax band D

- One large double bedroom
- First floor retirement apartment
- Overlooking south facing communal gardens
- Living room
- Fitted kitchen
- Shower room
- Double glazing/electric heating
- Communal gardens and parking



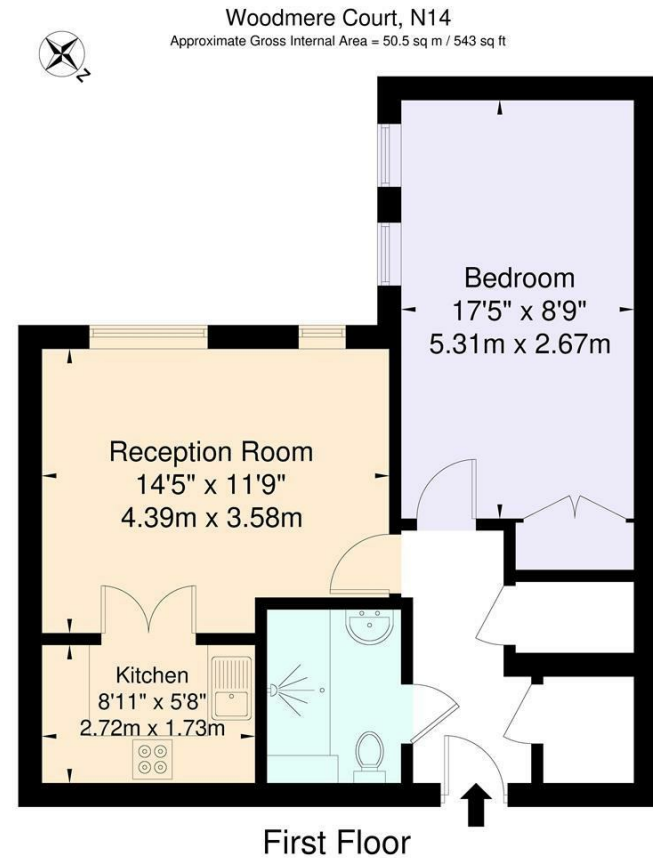


**Woodmere Court, Avenue Road
Southgate
London
N14 4BW**

Tenure: Leasehold
Gross Internal Area: 543.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	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			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(50-80) C			
(39-48) D			
(29-38) E			
(17-28) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			



For Illustration Purposes Only - Not To Scale
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