



**Woodmere Court, Avenue Road, Southgate, London, N14**  
**Chain Free £115,000 Leasehold**



# Woodmere Court, Avenue Road, Southgate, London, N14

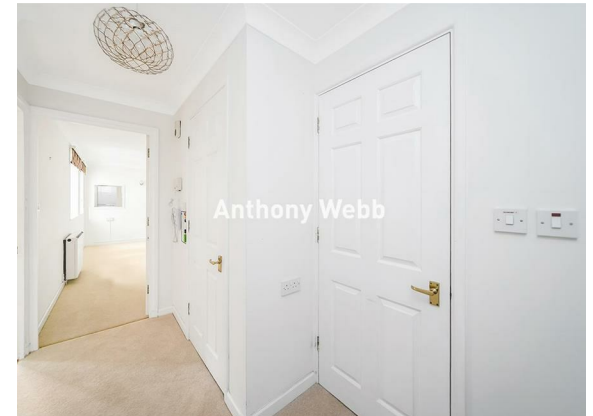
A bright and well presented CHAIN FREE one bedroom purpose built "Retirement" apartment (buyers must be at least 60 years old) located on the first floor of this purpose built development set in quiet residential grounds on Avenue Road.

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

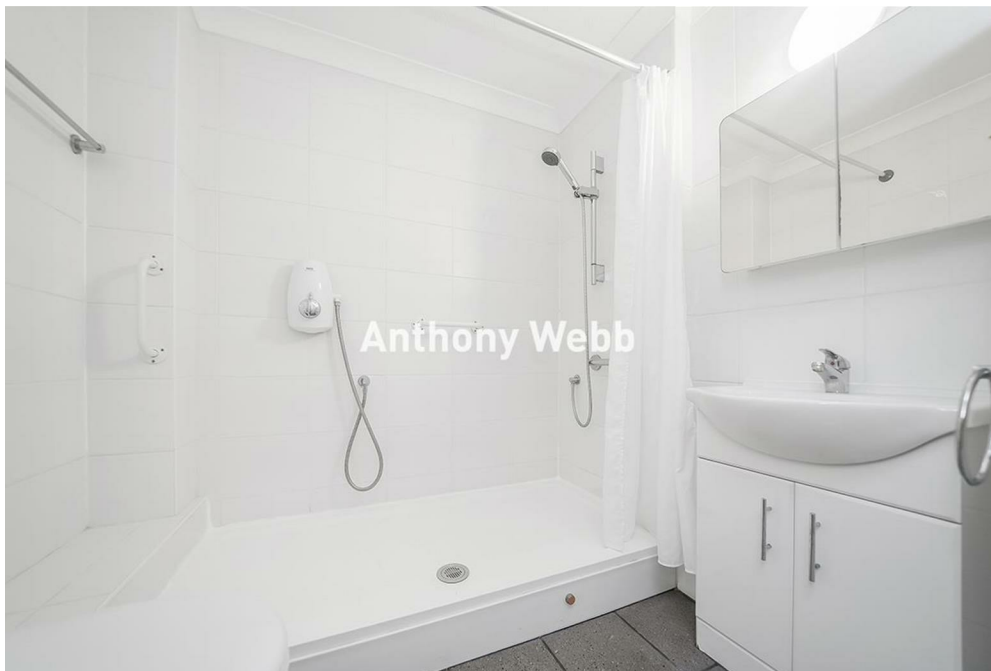
Secure communal entrance with entry phone system • Stairs/lift to all floors • Communal living/dining area and laundry room • Entrance hallway with storage cupboard and airing cupboard • Spacious living room • Fitted kitchen with appliances • Good size modern shower room • Spacious double bedroom with 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





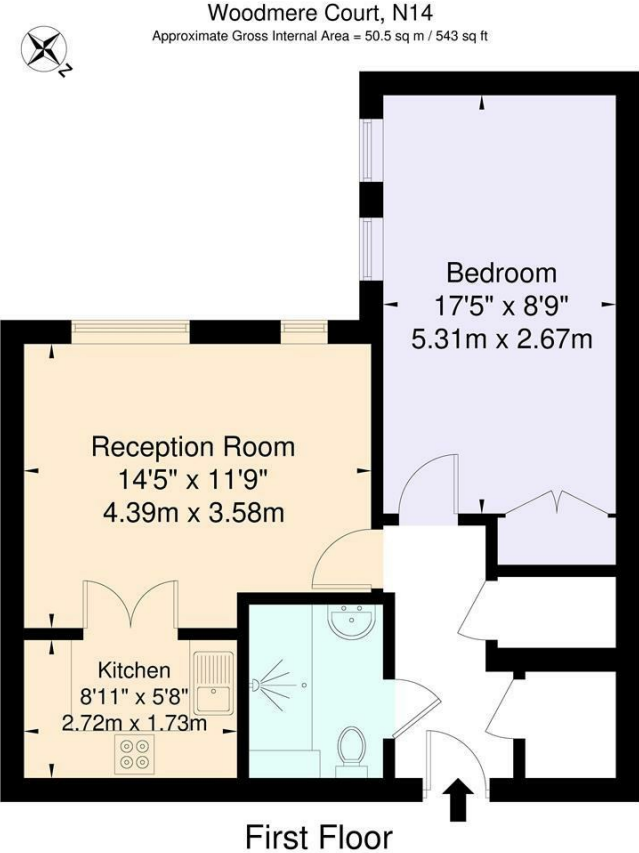


Woodmere Court, Avenue Road  
Southgate  
London  
N14 4BW

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                                                       |         |           |
| (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 <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (82 plus) A                                                     |         |           |
| (61-81) B                                                       |         |           |
| (39-60) C                                                       |         |           |
| (15-38) D                                                       |         |           |
| (1-14) E                                                        |         |           |
| (1-14) F                                                        |         |           |
| (1-14) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |



For Illustration Purposes Only - Not To Scale  
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348 Green Lanes, Palmers Green, London N13 5TJ  
020 8882 7888  
palmersgreen@anthonywebb.co.uk  
anthonywebb.co.uk

