



Austen Court, Winchmore Hill Road, Winchmore Hill, London, N21
Chain Free £170,000 Leasehold

Anthony  **Webb**
ESTATE AGENTS

Austen Court, Winchmore Hill Road, Winchmore Hill, London, N21

Spacious raised ground floor two double bedroom independent RETIREMENT apartment located within easy walking distance of both Southgate and Winchmore Hills shops, restaurants, bus routes and tube/mainline station.

McCarthy and Stone development built in 2007 • 109 year lease • Hallway with large walk in storage cupboard and airing cupboard • Spacious living room • Modern fitted kitchen with appliances • Good size bath/shower room • Main bedroom has fitted wardrobes • Double glazing • Electric heating.

The development has a manager looking after the day to day running of the site, a 24 hour emergency call system, a secure communal entrance, communal gardens, a communal lounge area, a laundry room, guest facilities. PLEASE NOTE it is a condition that the main resident must be age 60 or over, in the event of a couple the other must be 55 or over.

Enfield council tax band D
Remaining lease of 109 years
Service charges which includes water rates £5251.92 p.a
Ground Rent £595 p.a

- Two double bedrooms
- Retirement apartment
- Spacious living room
- Fitted kitchen
- Bath/shower room
- Electric heating
- Communal gardens, lounge area and laundry room
- Secure communal entrance
- 24 hour emergency call system

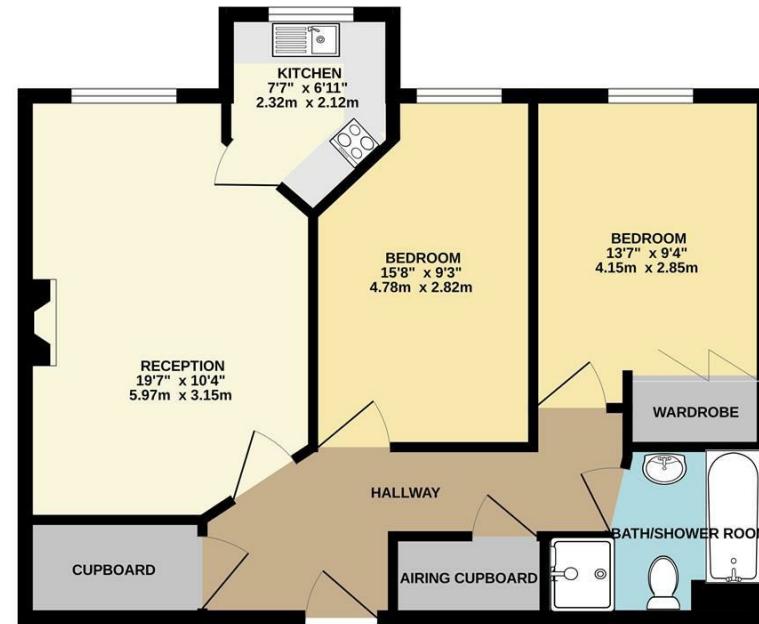
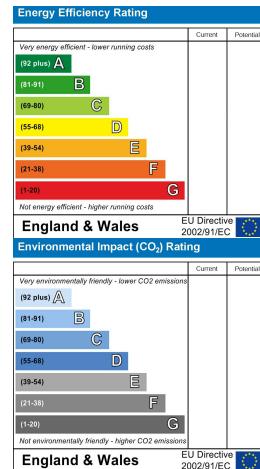




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RAISED GROUND FLOOR
732 sq.ft. (68.0 sq.m.) approx.

Tenure: Leasehold
Gross Internal Area: 732.00 sq ft



TOTAL FLOOR AREA: 732 sq.ft. (68.0 sq.m.) approx.
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