



**Austen Court, Winchmore Hill Road, Winchmore Hill, London, N21**  
**Chain Free £229,995 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
- Secure communal entrance





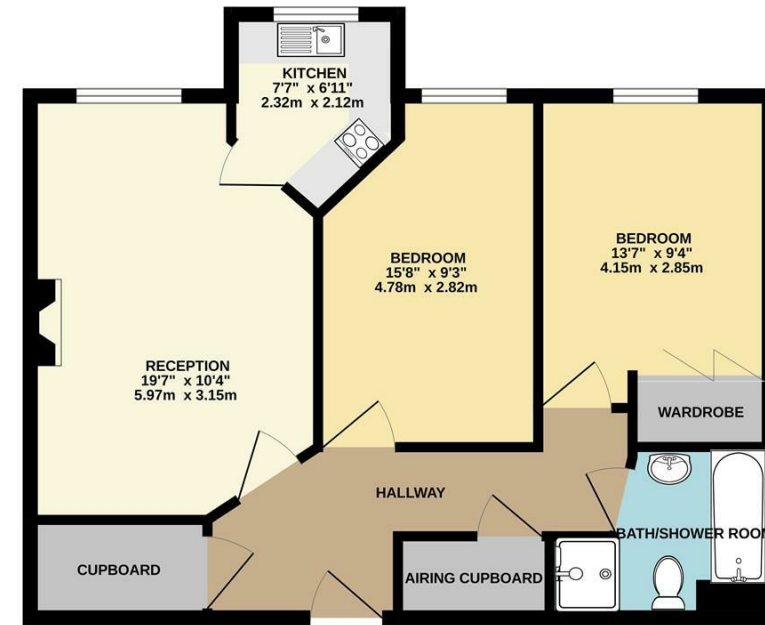
# Austen Court, Winchmore Hill Road Winchmore Hill London N21 1QB

Tenure: Leasehold  
Gross Internal Area: 732.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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



TOTAL FLOOR AREA: 732 sq.ft. (68.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
Made with Metriq ©2023

Property particulars as supplied by Anthony Webb Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers of lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures statements or representations of fact, but must satisfy themselves by or of fittings, gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. no person in the employment of Anthony Webb has any authority to make any representation or warranty whatever in relation to this property.

348 Green Lanes, Palmers Green, London N13 5TJ  
020 8882 7888  
palmersgreen@anthonywebb.co.uk  
anthonywebb.co.uk

**Anthony Webb**  
ESTATE AGENTS