



**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, lounge area and laundry room
- Secure communal entrance
- 24 hour emergency call system





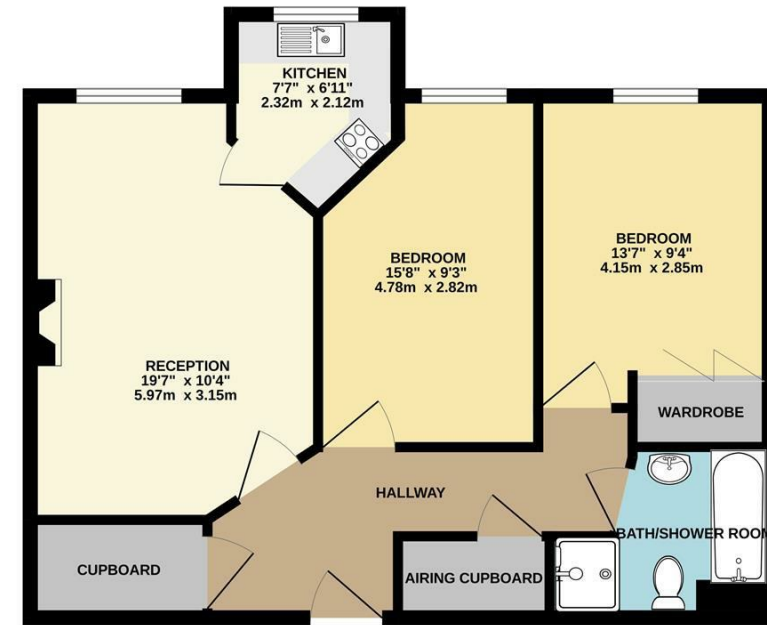
# Austen Court, Winchmore Hill Road Winchmore Hill London N21 1QB

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 not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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348 Green Lanes, Palmers Green, London N13 5TJ  
020 8882 7888  
palmersgreen@anthonywebb.co.uk  
anthonywebb.co.uk

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