



Dalrymple Close, Southgate, N14

Guide Price £250,000



# Dalrymple Close, Southgate, N14



## Description

**\*\*PRICED TO SELL\*\* IDEAL FOR FIRST TIME BUYERS\*\*** Homelink are pleased to offer for sale a perfect first home, ready to move into, with a new extended lease and residents parking offered with no onward chain.

The flat was newly refurbished only a few years ago and had a new kitchen and bathroom suite fitted. Benefits include fitted kitchen with integrated appliances including a dishwasher, undercounter fridge/freezer, washer/dryer, fully tiled 3 piece white bathroom suite, wood effect flooring, modern fitted electric heating and new double glazed windows throughout.

Filled with natural light and located within a well cared for block. Outside are well tended communal gardens and residents parking all set in a cul-de-sac location. Dalrymple Close is located just off Chase Road and is just 0.6 miles from Southgate Station and the shops and restaurants around Southgate Circus. Local Leisure facilities include Southgate Leisure Centre which has a swimming pool and gym, and the beautiful green spaces of Oakwood Park.

AGENTS NOTE: Photos shown were taken before current tenants occupation

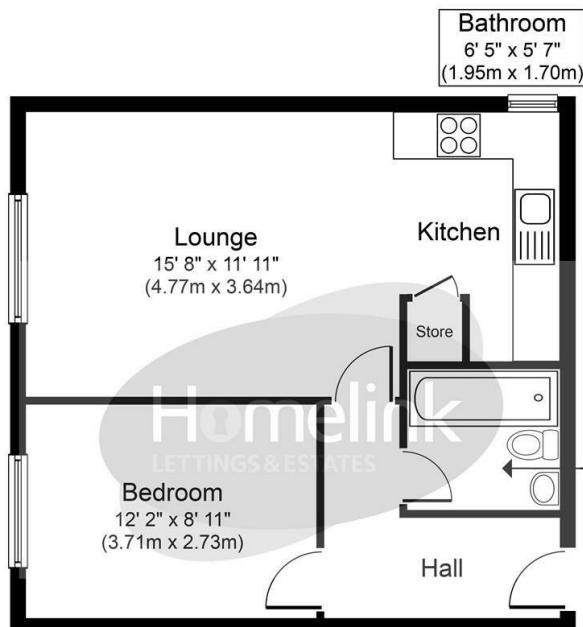
Tenure: Leasehold  
Lease: 157 years  
Service Charge: £2,336 (Jan '25-Dec '25)  
Ground Rent: Peppercorn  
Enfield C/Tax Band - C  
2025-26 C/Tax - £1,923.57

- PRICED TO SELL
- MODERN FITTED KITCHEN
- INTEGRATED APPLIANCES
- TILED 3 PIECE BATHROOM
- GOOD LOCAL AMENITIES
- CLOSE TO UNDERGROUND
- ON-SITE RESIDENTS PARKING
- COULD ALSO SUIT INVESTORS
- OVER 150 YEAR LEASE
- CHAIN FREE





## Floor Plan



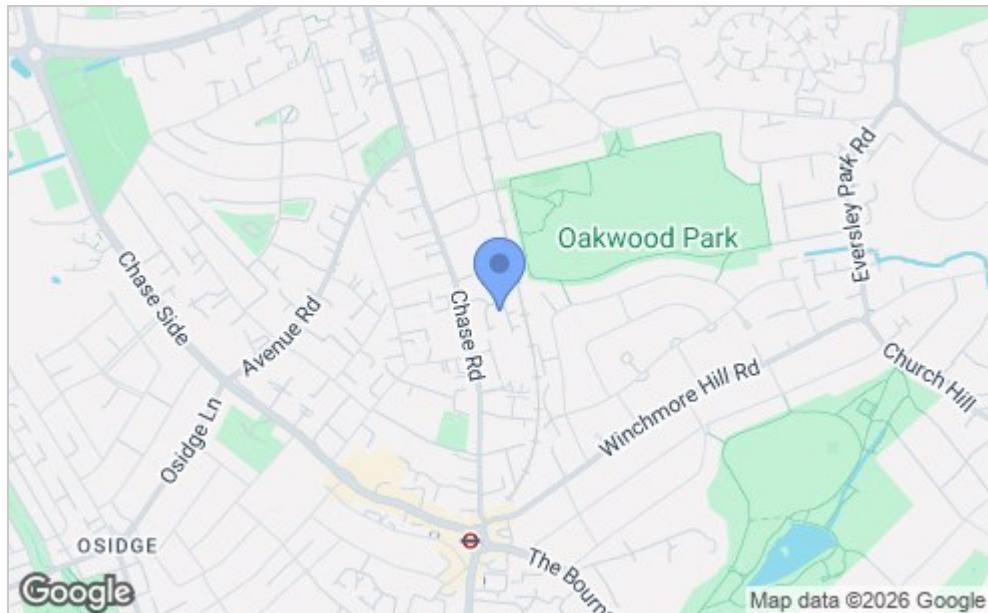
**Top Floor**  
**Approximate Floor Area**  
**474 sq. ft.**  
**(44.0 sq. m.)**

### Dalrymple Close N14

Whilst every attempt has been made to ensure the accuracy of this floor plan, dimensions, 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 or tenant. 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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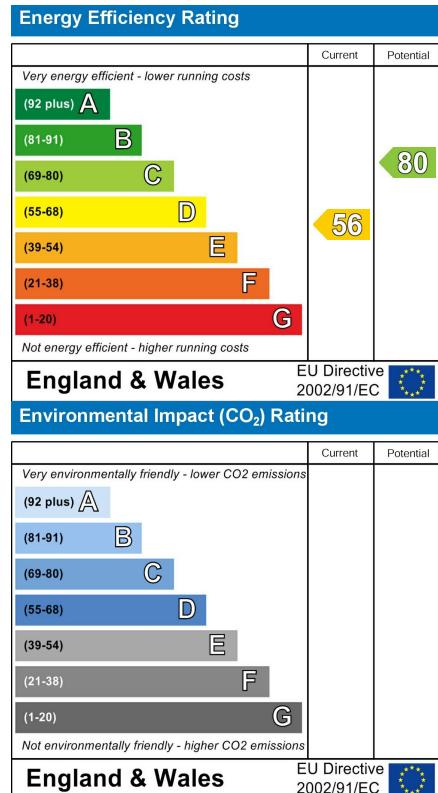
## Area Map



## Viewing

Please contact our Homelink Lettings & Estates Office on 0208 882 2112 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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