

BLAKE COURT

London N21 1SQ



MID FLOOR RETIREMENT FLAT - OFFERED CHAIN FREE

TWO DOUBLE BEDROOMS

BRIGHT & SPACIOUS RECEPTION WITH FEATURE FIREPLACE

FITTED KITCHEN-DINING ROOM

SHOWER/WC ROOM WITH WALK IN SHOWER

ONE NON EXCLUSIVE PARKINGSPACE PER PROPERTY & VISITORS' CAR PARK

WITHIN EASY REACH OF LOCAL AMENITIES AND BUS ROUTES

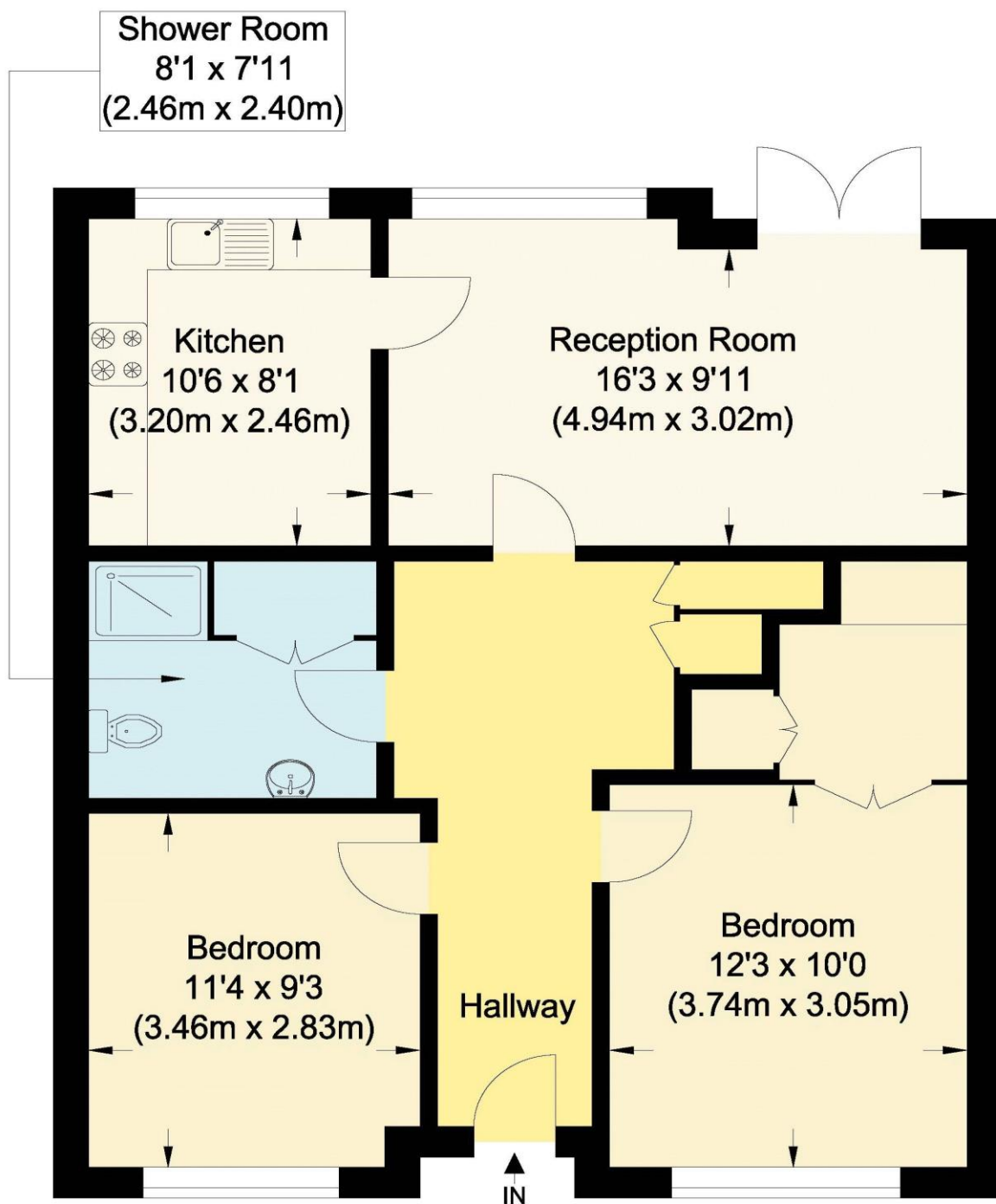
GATED DEVELOPMENT & BEAUTIFULLY MAINTAINED GROUNDS

£350,000

Leasehold

James Hayward are delighted to offer a chain free, two double bedroom mid floor retirement flat, located within beautifully maintained grounds, in a gated complex in Winchmore Hill. The property offers bright & airy living space and is ideally situated within easy reach of local amenities including Sainsburys Supermarket, the GP surgery, pharmacy and local bus service, offering routes into Enfield and surrounding areas. This is a property to relax in and enjoy the benefits and extensive services and support, provided by dedicated staff members and managers. Viewing is essential to fully appreciate. Council Tax Band: F





Blake Court

Approximate Gross Internal Floor Area : 68.10 sq m / 733.02 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

Flat 24 Blake Court 1 Newsholme Drive LONDON N21 1SQ	Energy rating B	Valid until: 27 July 2032 Certificate number: 2789-3018-8203-5812-8200
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Property type

Mid-floor maisonette

Total floor area

70 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Viewing: Strictly by appointment via owner's **Agent**

James Hayward on 020 8367 4000

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. If you have other questions about this property, please telephone 020 8367 4000