



1

Bedroom



1

Bathroom



**RETIREMENT APARTMENT | One Bedroom | First Floor | Lift |
Communal Lounge | Laundry facilities | Resident management staff
and Careline alarm service | Close to Transport Links**

Gracechurch Property Services are delighted to market this recently refurbished ONE BEDROOM RETIREMENT APARTMENT for sale.

Offering over 600 sq ft of living space, Churchill Court occupies the first floor of this beautifully maintained retirement housing complex.

Located on the border of Winchmore Hill, the property provides excellent transport links with Bush Hill Park Station & Winchmore Hill Station less than 1 mile away, and bus stops just outside the development, offering easy access into the town centre and shops.

Added benefits include OVER 90 YEAR LEASE, Residents & Visitor Parking, Large Bathroom with an oversized shower cubicle, and a spacious bedroom with built in wardrobes.

Resident management staff and Careline alarm service are all provided, along with a lift, communal lounge, laundry and guest facilities.

This property would make for a wonderful retirement purchase, with frequent social activities, including bingo and cards, organised by the residents.

Other Information...

Parking Arrangements: Off Street Residents & Visitor Parking

Vendors position: CHAIN FREE

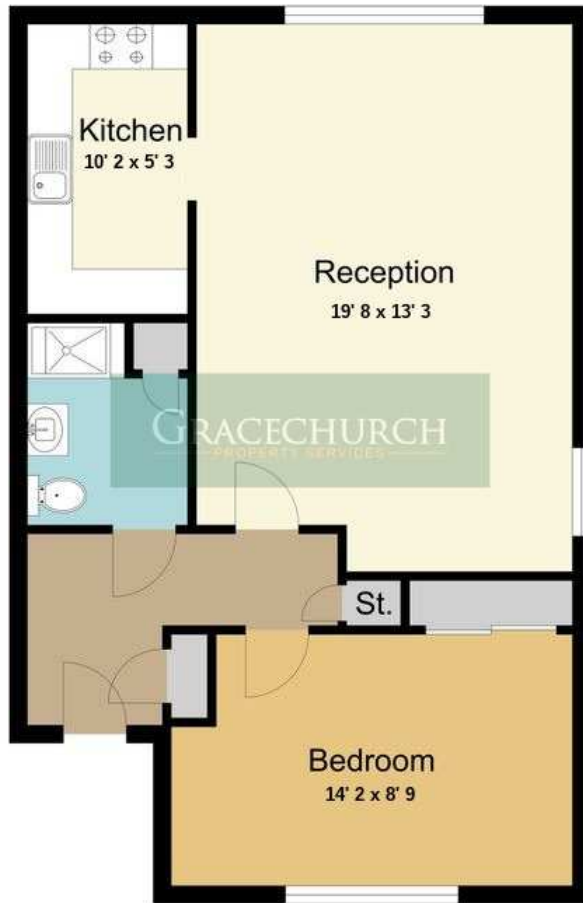
Council Tax Band: C

Tenure: Leasehold 91 Years Remaining

Floor: First (with Lift access)

Service Charge: £183 Per Month

Ground Rent: £80 Per Annum



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

