

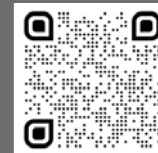
LEIGH HUNT DRIVE

SOUTHGATE - N14

THOMAS
JAMES
ESTATE AGENTS



- ONE BEDROOM APARTMENT
- OFF ROAD PARKING
- LEAFY VIEWS
- TOP FLOOR FLAT
- VIBRANT LOCAL HIGH STREET
- WALKING DISTANCE TO SOUTHGATE TUBE



FOR SALE
OIEO £300,000
LEASEHOLD

LEIGH HUNT DRIVE

SOUTHGATE - N14

**THOMAS
JAMES**
ESTATE AGENTS



1 BEDROOM APARTMENT

OFFERS IN EXCESS OF £300,000 LEASEHOLD

IN BRIEF

If you'd like to live in a quiet cul-de-sac close to all the amenities of Southgate, this one bedroom apartment is ideal. Located on the second floor of an attractive low-rise purpose-built block, the apartment has a long lease and comes with parking and surrounding communal gardens.

PROPERTY DESCRIPTION

The block has an entryphone system and a smart communal hallway, with stairs up to the apartment front door on the second (top) floor. This opens into a central hall with doors to the living room, the double bedroom, and the bathroom. Like all the best purpose-built apartments, the layout maximises space and light, the rooms are good sizes, and there are large windows. In this case the windows are particularly attractive sash windows.

The 13ft by 10'5" living room has plenty of space for a sofas and dining table, and a simple elegance thanks to pale neutral décor, wood laminate flooring, and a large west-facing window that provides a leafy view and floods the room with natural light. The adjacent kitchen, accessed via a door in the living room, also has excellent natural light and ventilation. This perfectly planned space has fitted floor and wall cabinets and freestanding appliances. White walls and cabinets amplify the excellent natural light, and the chequered tiled splashback adds a touch of warmth.

COUNCIL TAX BAND: C
Enfield Council
EPC RATING: D

SERVICE CHARGE:
£1,300 p/a
GROUND RENT:
Peppercorn

LEASEHOLD:
159 Years* Upon completion



LEIGH HUNT DRIVE

SOUTHGATE - N14

1 BEDROOM APARTMENT

OFFERS IN EXCESS OF £300,000 - LEASEHOLD



PROPERTY DESCRIPTION CONTINUED...

The bedroom is a serene space with pale walls and lovely leafy views. Measuring approximately 15ft by 9ft it easily accommodates a kingsize bed, wardrobes, and bedroom furniture. The fully tiled bathroom is a good size and is fitted with a bath (with shower and screen), and a freestanding washbasin and WC. There's also a heated towel rail.

The apartment is in excellent condition throughout, has double glazing and comes with a long 159-year lease and peppercorn ground rent. It lies within a popular and well-maintained modern block with a block-paved driveway that leads to car parking spaces and landscaped grounds with lawns and mature trees.

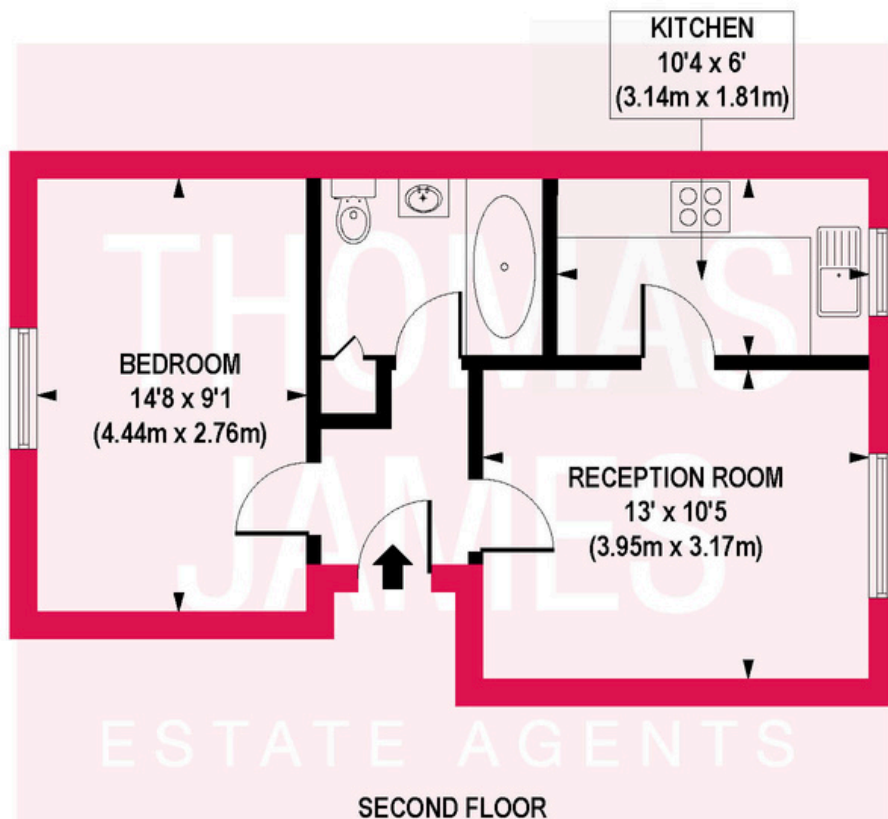
LOCAL LIFE

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TRANSPORT





APPROX. GROSS INTERNAL FLOOR AREA 427 sq. ft / 39.69 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

All details including floorplans are for representation purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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