

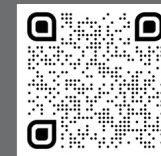
OSSULSTONE COURT

ARNOS GROVE - N11

THOMAS
JAMES



- ONE BEDROOM APARTMENT
- SPACIOUS OPEN PLAN LIVING
- STYLISH MODERN DECOR
- PRIVATE BALCONY
- LIFT ACCESS
- WALKING DISTANCE TO ARNOS GROVE TUBE



FOR SALE
£350,000
LEASEHOLD

OSSULSTONE COURT

ARNOS GROVE - N11

THOMAS
JAMES

1 BEDROOM APARTMENT

£350,000 - LEASEHOLD

IN BRIEF

This fabulous 4th floor one bedroom apartment in the new Montmorency Park development in New Southgate has a sunny and sheltered south-facing balcony. Accessed via lift, the apartment is spacious, built to a high specification, and conveniently close to shops, amenities, and the station

PROPERTY DESCRIPTION

Completed just three years ago, the apartment is accessed via lift from the communal lobby. The front door of the apartment opens into a wide hallway with a large built-in cupboard and doors to all rooms.

The main open plan living area is a lovely room, extending to over 20ft long and flooded with natural light from a large south-facing picture window, a glazed door to the balcony, and a window in the kitchen area. Sheltered from the element by the balcony above, this 78 sq ft private outdoor space with decking and a glazed balustrade is ideal for relaxing, drinks, or dining, whatever the weather.

Inside there's plenty of room in the open plan living room for lounge and dining areas, and the kitchen is conveniently tucked into a large nook. This is well equipped, with stylish handleless fitted wall and floor cabinets that discreetly house integrated appliances, and a window above the sink.

The double bedroom is a serene space with two large south-facing full height picture windows, one of which overlooks the balcony. It also has a generously sized mirrored fitted wardrobe and is carpeted. The hotel-style bathroom has large format wall and floor tiles and is fitted with a bath with an overhead shower, a washbasin with a wide shelf and mirrored cabinet above, a heated chromes towel rail, and a WC.



COUNCIL TAX BAND: C
ENFIELD COUNCIL

EPC RATING: B

Service charge: £1968 p/a

Ground Rent: £300 p/a

LEASE: 122 years



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1 BEDROOM APARTMENT

£350,000 - LEASEHOLD



PROPERTY DESCRIPTION CONTINUED.....

The apartment is in excellent condition throughout, with modern fixtures and fittings, and contemporary pale neutral décor that imbues it with a light and airy ambience.

Underground parking spaces (with EV chargers) within the development are available for purchase by separate negotiation

LOCAL LIFE

The Montmorency Park development is a thriving new community in close amenities and shops including Starbucks, Morrisons, and Aldi.

Transport links are good, with the North Circular Road a couple of minutes away, Arnos Grove tube station on the Piccadilly Line within a five minute walk, and New Southgate train station just minutes from your door.

There are plenty of great green spaces nearby including Millenium Green and Arnos Park.

VIDEO

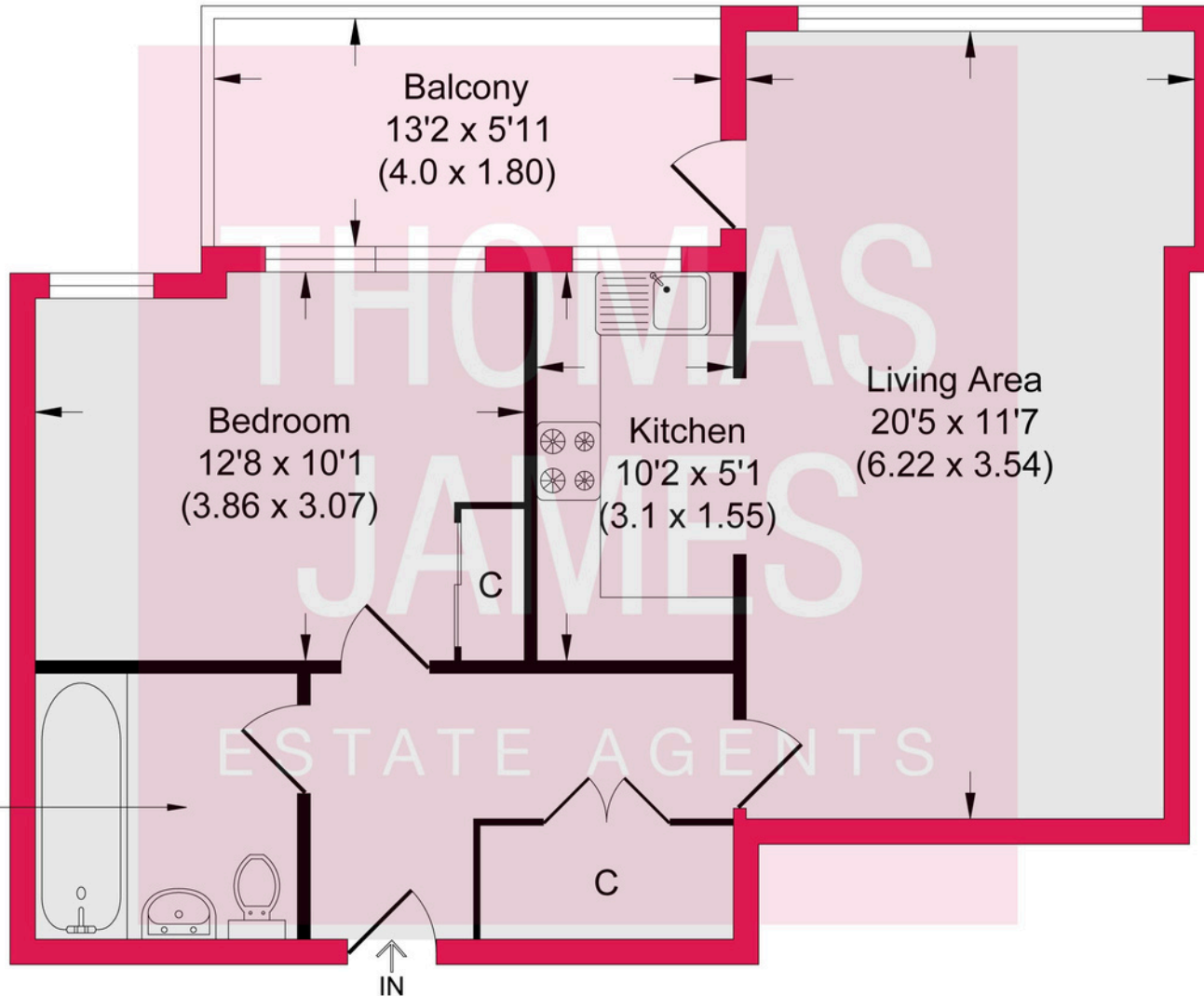


TRANSPORT



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.

Fourth Floor
50.09 sq.m. (539.16 sq.ft.) approx.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 50.09 sq.m. (539.16 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here measurements 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.

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