

WINDSOR COURT

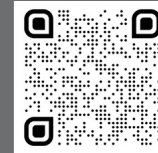
SOUTHGATE - N14

THOMAS
JAMES



- 2 BEDROOM APARTMENT
- 2 DOUBLE BEDROOMS
- PRIVATE BALCONY

- OFF STREET PARKING
- GARAGE
- CLOSE TO SOUTHGATE STATION



FOR SALE
O.I.E.O £425,000
SHARE OF FREEHOLD

WINDSOR COURT

SOUTHGATE - N14

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2 BEDROOM APARTMENT

OFFERS IN EXCESS OF £425,000

IN BRIEF

This spacious apartment on the third (top) floor of a well-maintained purpose-built block has two double bedrooms and a southwest-facing balcony.

Set in landscaped grounds with off-street parking and its own garage, the property is just a moment from the shops and tube station in central Southgate.

PROPERTY DESCRIPTION

This thoroughly modern property is light and spacious with windows in all rooms and lovely views. The main living room is simply spectacular, in size and aspect and the main bedroom is also a generous size.

Entering the living room via glazed doors from the hallway you're immediately struck by its spaciousness (over 16ft x 15ft) and fabulous leafy view. There's ample space for a lovely lounge area next to the windows and for a large dining table at the other end of the room (conveniently opposite the kitchen). With floor to ceiling southwest-facing picture windows and a glazed door that opens onto the balcony, the room is ideally orientated to maximise natural light and sunshine. The balcony is a delightfully sunny space that overlooks the communal gardens below.

The kitchen opposite is a generous size and fitted with wall and floor cabinets that wrap around three of the walls, providing a lot of storage and worktop space. A wide window above the kitchen has rooftop views.

The main bedroom is another unusually large room with leafy views. Measuring more than 16ft x 12ft it has space for a workspace and bedroom furniture in addition to the fitted wardrobe and cupboard. The second bedroom, also a double, has a fitted cupboard and an en suite WC.

COUNCIL TAX BAND: D
ENFIELD COUNCIL
EPC RATING: D
LEASE: 982 YEARS
SHARE OF FREEHOLD
SERVICE CHARGE: £1,211 pa



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PROPERTY DESCRIPTION CONTINUED.....

The fully tiled main bathroom is fitted with a bath with a shower and glass screen, contemporary washbasin and WC consoles. A high-level wide window above the washbasin provides excellent natural light and ventilation.

The property is in excellent condition throughout, with mainly white walls, contemporary fixtures and fittings, carpets in the bedrooms and hallway, and laminate flooring elsewhere. The apartment is double glazed and has gas central heating. There is plentiful storage space throughout, with bespoke built-in cupboards in the hall and main bathroom as well as both bedrooms.

Externally, there are landscaped grounds, a car park for residents, and a garage block. This apartment comes with the right to park in the car park and ownership of one of the garages.

LOCAL LIFE

-The busy town centre of Southgate, with its wide selection of shops including an Asda Superstore is within a 5-10 minute walk of the property.

-Southgate station on the Piccadilly Line, with fast direct trains to the west End and beyond, is a nine minute walk or five minutes on the bus.

-Green spaces are plentiful, with Oakwood Park, Grovelands Park, Brunswick Park and Oak Hill Park all within a mile of the property.

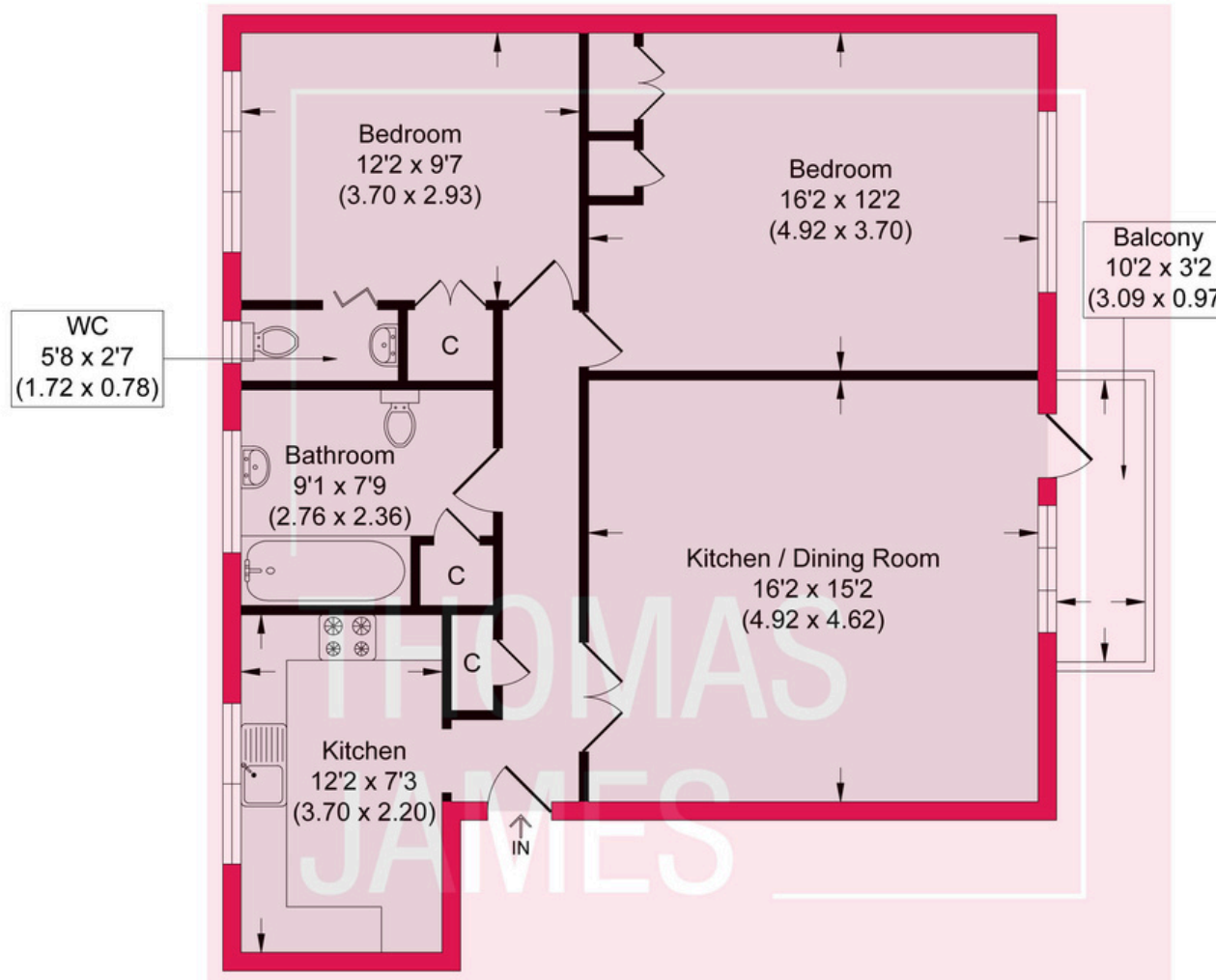
VIDEO



TRANSPORT



Third Floor
77.05 sq.m. (829.35 sq.ft.) approx.



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

TOTAL FLOOR AREA : 77.05 sq.m. (829.35 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.

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.

Thomas James Estate Agents
t 0208 226 0068
e info@thomasjameskw.com
w thomasjamesestateagents.com



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Decorative calligraphy on the wall.



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HAPPINESS
LIVES HERE

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OUR FAMILY RULES
Always tell the truth
Laugh out loud
TRY NEW THINGS
Use kind words
WORK HARD
Keep your promises

Zyrra





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