

# CORAL COURT

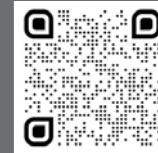
ARNOS GROVE - N11

THOMAS  
JAMES



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- ONE BEDROOM APARTMENT
- OWN BALCONY
- OPEN PLAN LIVING SPACE
- LARGE DOUBLE BEDROOM
- BESPOKE FITTED WARDROBES & STORAGE
- 118 YEAR LEASE



40% SHARE  
FOR SALE  
£132,000  
LEASEHOLD



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## ONE BEDROOM APARTMENT

£132,000 LEASEHOLD

### IN BRIEF

This purpose built one bedroom on the fourth floor of a modern development in New Southgate has its own balcony with far-reaching views across the rooftops of north London. Immaculately presented and conveniently located, this contemporary apartment is unusually spacious and light.

### PROPERTY DESCRIPTION

With 624 square feet of interior space plus a private balcony, there's lots of living space. The main room is open plan and there's also a large double bedroom. Storage space is plentiful, with two built-in cupboards in the hallway.

The L-shaped main room measures approximately 22 x 18 ft. This has lovely natural light and great views thanks to a generous amount of glazing along the sunny southwest-facing wall. This includes double doors that open onto the balcony and a single door that opens onto a Juliet balcony. The private balcony has great views over the quiet rear of the building and the rooftops beyond. It's decked and has space for a table and chairs, making it the perfect place to relax.

The well-equipped kitchen, neatly fitted into the rear of the living room, has smart glossy units and discreet integrated appliance. This leaves ample space for a large sofa and a dining table.

COUNCIL TAX BAND: C  
ENFIELD COUNCIL

EPC RATING: B

GROUND RENT: £199.92 pa  
SERVICE CHARGE: £1800 pa  
LEASE: 118 years  
RENT: 623 pcm



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## PROPERTY DESCRIPTION CONTINUED.....

The bedroom is a generous size. It has bespoke fitted wardrobes and is carpeted for comfort. The bathroom has a bath with a mixer shower, a washbasin console, and a concealed cistern WC. There's also a mirror above the washbasin, a handy shelf, and a heated towel rail.

Built in 2017, the property has a 116 year lease. All fixtures and fittings are of contemporary design, including the modern kitchen and bathroom.

The apartment is double glazed and has a mechanical air ventilation and distribution system. It's in excellent condition throughout, with white walls, grey carpet, and wood laminate flooring that give it a fresh, modern feel. The property is offered chain free.

## LOCAL LIFE

There are plenty of local shops and services within easy walking distance, including the nearby neighbourhood centre of Arnos Grove.

Public transport links are good. The nearest station, Arnos Grove, is just a ten minute walk away. This is on the Piccadilly Line and has direct trains to King's Cross and the West End. New Southgate station, just under a mile away, has regular direct services to King's Cross and Moorgate.

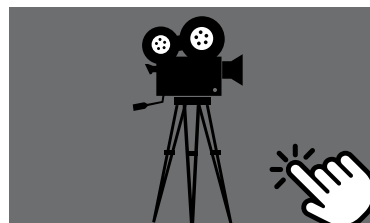
It's a convenient location for drivers, with the North Circular Road just a couple of minutes' drive away providing fast connections to the motorway network.

Arnos Park and Broomfield Park are both about a ten minute walk. These popular open green spaces offer a variety of leisure options and great views across the capital.

## TRANSPORT



## VIDEO



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.

4th Floor  
58.02 sq.m. (624.52 sq.ft.) approx.

Key:  
CH - Ceiling Height

PLAN FOR EXTENSION



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	87   B	87   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 58.02 sq.m. (624.52 sq.ft.) approx.

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