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PO Box 1496, Enfield EN1 9RZ
Tel: 020 8803 8070
Email: edmonton@cousinsestates.com
Web: www.cousinsestates.co.uk

**SALES
and
LETTINGS**

WESTWOOD COURT, VILLAGE RD ENFIELD EN1 2HQ



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
www.epc4u.com		

Full EPC available on request

**** FOR PURCHASERS 60+ years of age with minimum resident age 55 years ****

***** £146,500 *** LEASEHOLD subject to contract *****

One bedroom first floor flat with Juliet balcony overlooking the rear aspect communal gardens in this well-maintained warden controlled retirement block with lift & stairs. Situated off Village Road EN1 close to local shops & bus routes as well as easy access to Enfield Town shops, amenities and transport links plus Bush Hill Park Overground station. The property and block benefit from:

- * **DOUBLE GLAZING** * **ALL ELECTRIC inc HEATING** * **JULIET BALCONY OVERLOOKING REAR** *
- * **COMMUNAL GARDENS** * **EMERGENCY ASSISTANCE ALARMS** * **PRIVATE RESIDENTS PARKING**
- * **LIFT & STAIRS** * **WARDEN & HOUSE MANGER CONTROLLED** * **DAY & LAUNDRY ROOMS** *
- * **VISITOR OVERNIGHT GUEST SUITE AVAILABLE** subject to booking & cost. *

ENTRANCE LOBBY: Via entry phone system, day & laundry rooms and guest suite to ground floor. Doors to communal gardens. Lift or stairs to first floor landing. Own solid front door to:

HALLWAY: Cupboard - electric immersion heated hot water cylinder, emergency pull cord, doors to

LOUNGE: 17'6" x 10'6" (5.28m x 3.21m): UPVC double glazed window and door with Juliet balcony to rear aspect/gardens, electric heater, fitted carpet, emergency pull cord, TV, telephone & power points, opening to.

FITTED KITCHEN: 7'4" x 5'9" (2.24m x 1.76m): wall & base with work top & sink under, built in electric oven & hob with extractor fan over, space for fridge-freezer, power points tiled walls.

BEDROOM: 14' x 8' 8" (4.26m x 2.65m): UPVC double glazed window to rear aspect, fitted wardrobes, electric heater, carpet, telephone, TV & power points.

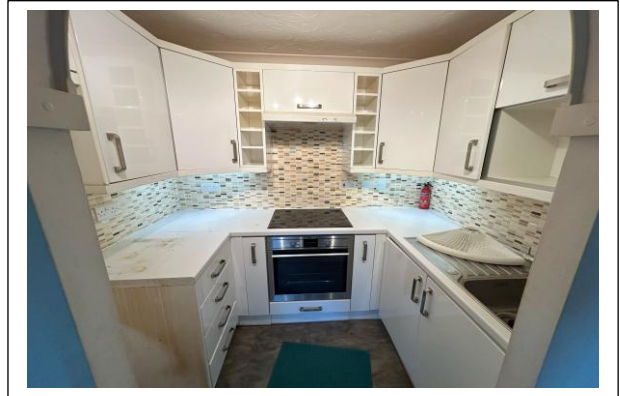
SHOWER ROOM: Modern three-piece suite comprising corner shower cubicle, built in vanity unit incorporating wash hand basin & low flush W.C tiled walls, extractor fan

EXTERIOR: Communal gardens to rear, private residents parking to front.

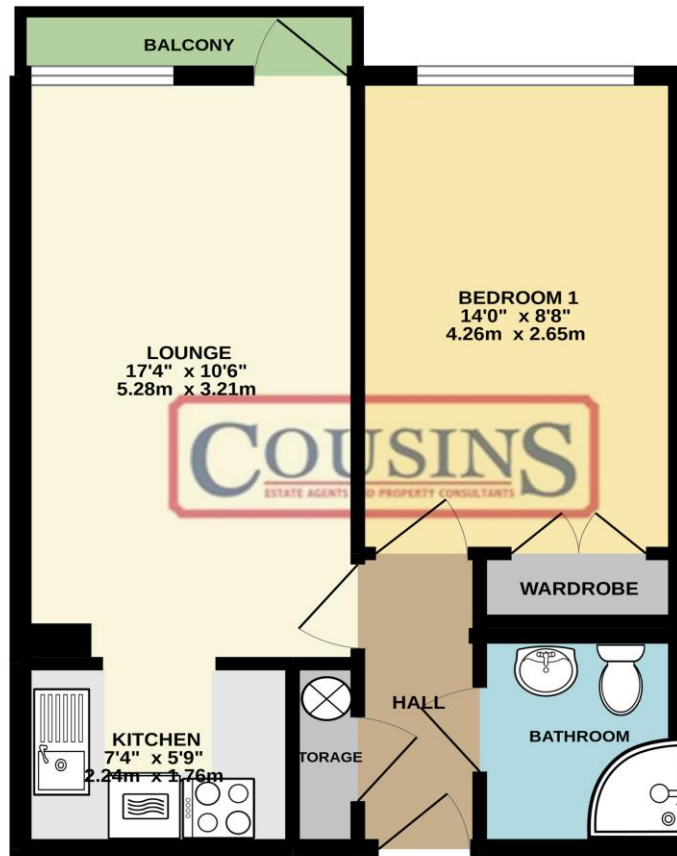
LEASE/SERVICE CHARGE AND GROUND RENT: We have not seen a copy of the lease or service charge agreements, but we understand from our client the lease is approx 87 years, the ground rent approx £600p.a and the service charge approx £1500 half yearly(as of 2023/24 current up to date info awaiting) - includes water rates & towards onsite warden control, emergency assistance systems, upkeep & maintenance of lift, communal gardens and areas inc day & laundry room (machines no charge), Floorplan below, EPC=B in full available on request & Council tax band is C



Office Hours: Mon-Thu, 9am-6.30pm • Fri, 9am-6pm • Sat, 9am-4pm



462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA: 462 sq.ft. (42.9 sq.m.) approx.

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

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