



Cunard Crescent, Winchmore Hill, London, N21

Available

£320,000 (Leasehold)





Baker and Chase are delighted to present you, Cunard Crescent, in the heart of Winchmore Hill, London offered Chain Free! Situated in a purpose-built building, this flat offers a modern living space with all the amenities one could desire.

Welcome to this lovely two-bedroom top floor flat located in the sought-after Cunard Crescent, Winchmore Hill, London. This purpose-built property boasts a delightful southerly aspect Juliet balcony offering stunning views over the New River.

As you step into the property, you are greeted by a hallway adorned with laminate wood flooring, creating a warm and inviting atmosphere. The hallway features a telephone entry system, and loft access. Additionally, the cupboard housing the 'Vaillant' boiler ensures convenience and efficiency. The lounge is a bright and airy space, with laminate wood and double glazed doors that opens onto a charming Juliet balcony, ideal for unwinding after a long day.

The lounge seamlessly flows into the kitchen. Offering a pleasant view of the rear aspect the kitchen is equipped with modern amenities and has ample space for all your appliances, making it a practical and functional area for all your culinary adventures.

The flat features two well-proportioned bedrooms, ideal for a small family or professionals looking for a home office space, offering a peaceful retreat. Bedroom one presents itself with wood flooring and a fitted wardrobe offers convenient storage space. Bedroom two is equally inviting with carpeted flooring. The bathroom is well-appointed, providing a relaxing environment to refresh and rejuvenate.

Another feature of this flat is the loft access, providing valuable storage space for all your belongings, keeping the living areas clutter-free and organized. A bonus being that the flat comes with gas central heating, ensuring that you'll always come home to a warm and inviting atmosphere. Furthermore, the allocated parking space adds an element of convenience and security to this property.

Tenure: Leasehold
Lease Term: 125 years from 1 Jan 1994
Term remaining: 95 years approx
Service Charge: £1878.06
Ground Rent: £435.00
Local Authority: Enfield
Council Tax Band: D

Front

Inner Hallway

Laminate wood flooring, radiator, telephone entry system, loft access, telephone point, cupboard housing 'Vaillant' boiler, door to lounge, doors to both bedrooms, door to bathroom.

Lounge

Laminate wood flooring, two radiators, coving to ceiling, uPVC double glazed door opening onto Juliet balcony, archway to kitchen.

Kitchen

Linoleum flooring, uPVC double glazed window to rear aspect, part-tiled walls, eye and base level units, stainless steel sink with mixer tap, integrated fridge/freezer, space for washing machine, space for dishwasher, integrated electric oven, integrated gas hob with extractor over.

Bedroom One

Laminate wood flooring, coving to ceiling, radiator, uPVC double glazed window to rear aspect, fitted wardrobe.

Bedroom Two

Coving to ceiling, carpet, radiator, uPVC double glazed window to rear aspect.

Bathroom

Linoleum flooring, radiator, tiled walls, extractor fan, low level WC, pedestal wash hand basin, panelled bath with mixer tap and shower attachment.

Loft

Communal Grounds

Car Park

Disclaimer

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.







Fixtures and fittings: Items shown in photographs are NOT included. A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Baker and Chase Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Baker and Chase Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Media: (Photos, Videos etc) The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken.

Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

VAT: The VAT position relating to the property may change without notice

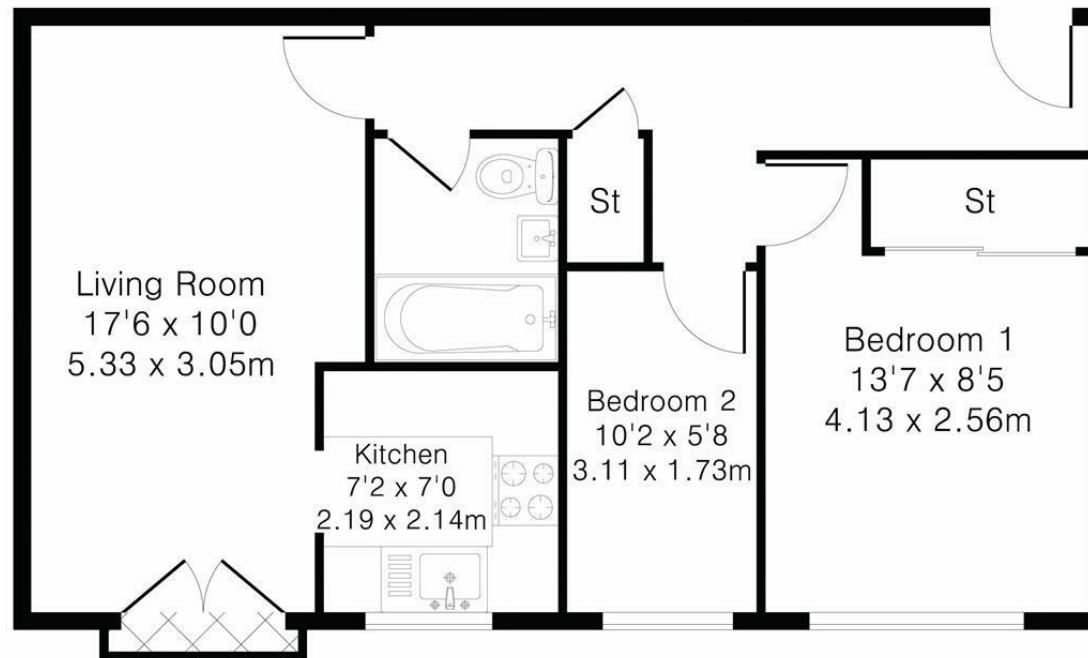
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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Approximate Gross Internal Area 556 sq ft - 52 sq m



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC Rating C / Local Authority: Enfield / Council Tax Band: D

