



A spacious and bright second floor one bedroom apartment, which forms part of a modern development conveniently situated within easy access of shops, supermarkets, restaurants, cafes, transport links and local amenities. Transport links include New Southgate Overground Station, which is adjacent to the development and Arnos Grove Underground Station (Piccadilly Line) is within walking distance, both giving direct access to the City and West End. There are also a number of local bus routes traveling in all directions too. The A406 North Circular Road is nearby giving excellent options for motorists.

### Ground Floor

Communal entrance lobby.

### Second Floor

Accessed by, lift and stairs.

### Entrance Hall

A long, spacious and bright hallway featuring a video entry phone security system, Amtico style wood effect flooring, floor to ceiling double glazed casement windows along the length of the hall overlooking the rear of the building, a large double-doored storage cupboard, currently housing the flats washer/dryer, inset spotlights and radiator.

### Lounge

A light and airy dual aspect reception room featuring Amtico style wood effect flooring, floor-to-ceiling double glazed casement windows and doors giving access to the properties dual aspect balcony, overlooking both the front (easterly direction) and side (southerly direction) of the building. Other features include radiator, inset spotlights, TV, telephone and media points. Opening to...

### Open Plan Kitchen

A range of modern white fitted wall and base units with stainless steel fittings and wood effect work surfaces, incorporating a stainless steel one and a half bowl sink and drainer with mixer tap, integrated fan assisted oven and grill with four ring ceramic hob and stainless steel extractor canopy above, integrated fridge/freezer and dishwasher, Amtico style wood effect flooring, combi boiler, double glazed casement windows to the rear of the building, under unit lighting, tiled splash backs and inset spotlights.

### Double Bedroom

A generous and airy double bedroom featuring a fitted carpet, built-in wardrobe, floor-to-ceiling double glazed casement windows to the front of the building, pendant light fitting, radiator, telephone and TV points.

### Bathroom

Modern white bathroom suite with chrome fittings, comprising of a panel enclosed bath with wall mounted shower fitting, mixer taps and glass shower screen, wall mounted wash hand basin, low flush WC, wall mounted chrome heated towel rail, fully tiled walls, Amtico style wood effect flooring, inset spotlights and a large fitted mirror with vanity light above.

### Balcony

Accessed from the lounge area, a large dual aspect balcony, overlooking both the front (easterly direction) and side (southerly direction) of the building.

### Additional Information

Secure residents bicycle storage facility on the ground floor of the building.

### Origin Housing

Twocan are proud to be advertising these properties on behalf of Origin Housing, who will facilitate any viewings and assess eligibility for shared ownership.

### Disclaimer

All measurements are approximate. We have not checked the serviceability of any appliances, fixtures or utilities (i.e. water, electricity, gas) which may be included in the sale. We cannot guarantee building regulations or planning permission has been approved and all prospective purchasers should satisfy themselves on these points prior to entering into a contract. 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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

### Shared Ownership Information

OMV - £340,000  
50% Shared Ownership - £170,000  
Rent - £527.42pcm  
Service Charge - £107.72pcm

