



Magnolia Court, Old Farm Ave, Southgate, N14

Offers Invited £445,000

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Description

****GREAT FIRST TIME BUY**** Homelink are delighted to be the vendors chosen sole agents in presenting to the sales market this well proportioned two double bedroom first floor apartment.

The property is well presented benefiting a spacious living/dining area open plan to a modern fitted kitchen. Two double bedrooms, 2 bathrooms including a tiled en-suite shower to the master bedroom, wood flooring, storage, double glazing and gas central heating.

This residence is approached via secure gated underground parking offering one allocated space. The block has a large entrance reception where you will find residents post boxes. The property is well-positioned in Southgate Located just 0.4 miles to Southgate Tube Station and the local areas amenities.

Southgate is a suburban area in North London that was originally the "South Gate" of Enfield Chase, the King's hunting grounds. In 1894 Southgate was created an urban district of Middlesex, but was predominantly developed around the 1930's. Located in Zone 4 on the borders of Arnos Grove and Winchmore Hill, Southgate tube station offers easy access in Central London. Southgate is the perfect location for those who want to be part of the vibrant city lifestyle while also being moments away from the open spaces around Cockfosters.

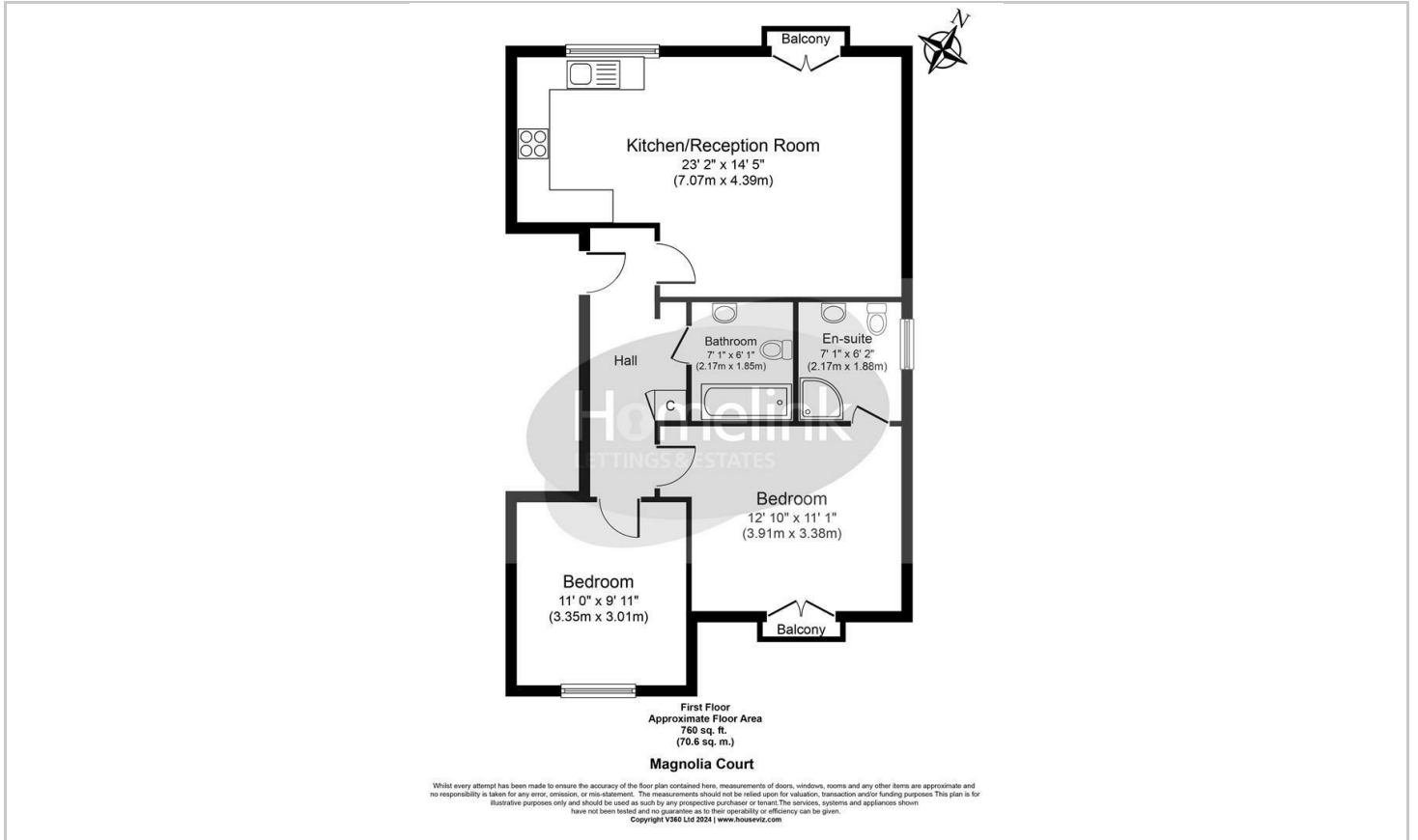
Tenure: Share of Freehold
Unexpired Lease: 978 years
Service Charge: c.£2,500 p.a.
Ground Rent: NIL
Enfield C/Tax Band 'E'

- Share of Freehold
- Two Double Bedrooms
- Two Bathrooms (1 en-suite)
- Fitted Kitchen with Integrated Appliances
- Video Entry Phone System
- Ideal First Time Buy
- Communal Gardens
- Allocated Gated Parking
- Lease 978 Years
- Chain Free

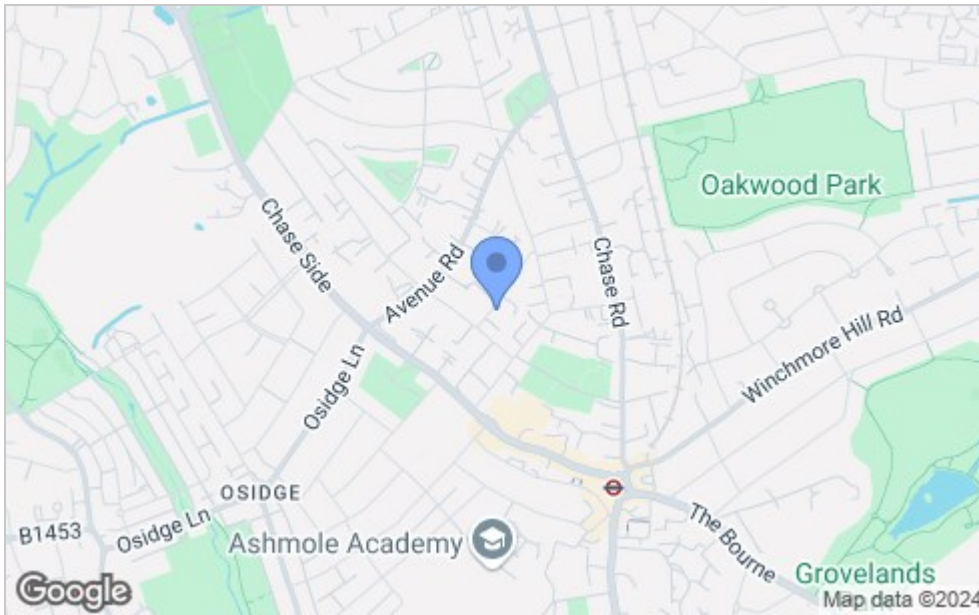




Floor Plan



Area Map

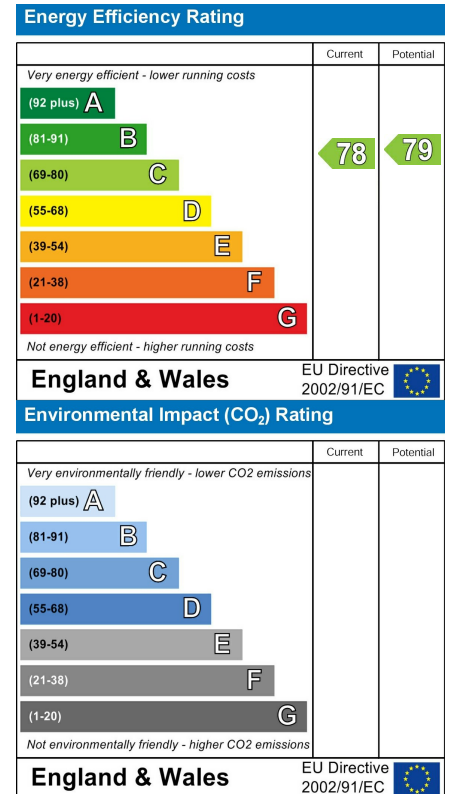


Viewing

Please contact our Homelink Lettings & Estates Office on 0208 882 2112 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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