



Magnolia Court, Old Farm Ave, Southgate, N14

Offers Invited £419,950



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Description

****UNDERGROUND PARKING**** Homelink are delighted to 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.

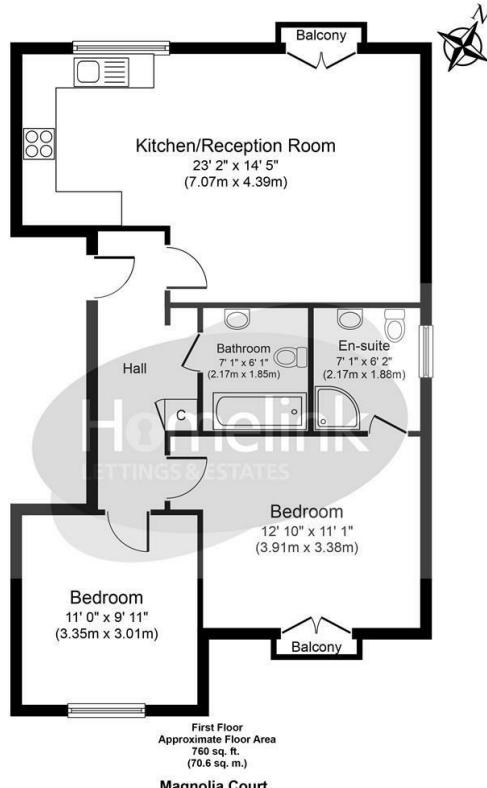
Tenure: Share of Freehold
Unexpired Lease: 975 years
Service Charge: c.£2,500 p.a.
Ground Rent: NIL
Enfield C/Tax Band 'E'

- 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





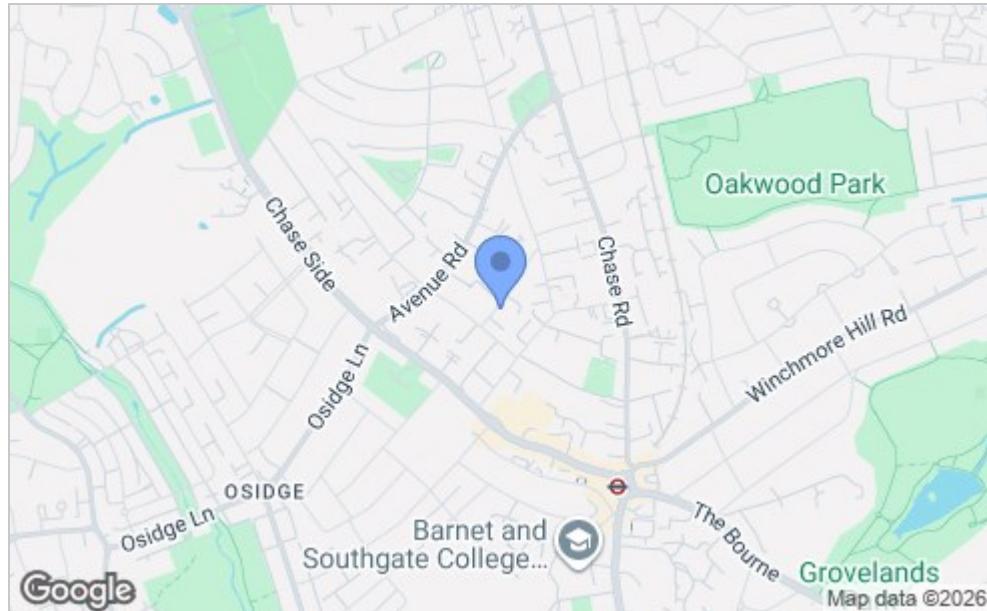
Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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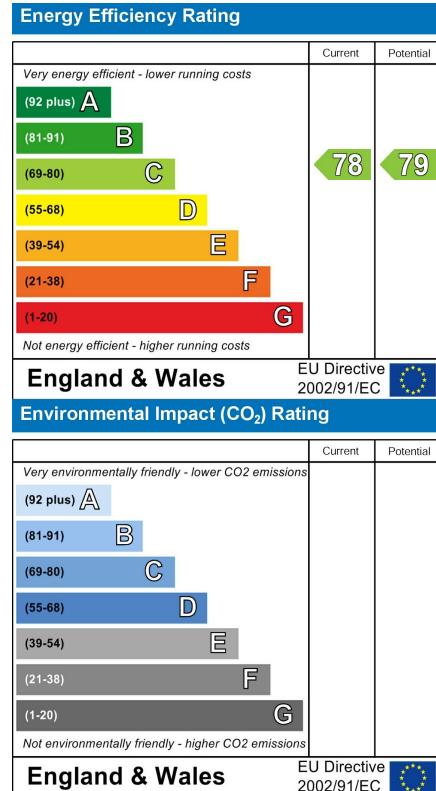
Area Map



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.

Energy Efficiency Graph



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