



CELANDINE GROVE, SOUTHGATE/OAKWOOD, N14

A LARGER THAN AVERAGE 2 DOUBLE BEDROOM & 2 BATHROOM GROUND FLOOR FLAT IN MODERN BLOCK BEHIND WROUGHT IRON GATES. THERE IS A SPACIOUS RECEPTION ROOM, FITTED KITCHEN & OWN SMALL PRIVATE TERRACE LEADING TO COMMUNAL GARDENS. The Property has its own PARKING SPACE, plus Visitors' Parking, and has the Benefit of a VERY LONG LEASE IN EXCESS OF 950 YEARS.

Situated Off Green Road and within a Few Minutes Walk of Oakwood Tube Station (Picc. Line), Buses and Local Shops.

Ideal as a Starter Home, for a Small Family, a Downsizer, or even for Investment. Viewings Recommended.



ACCOMMODATION

* COMMUNAL ENTRANCE HALL * OWN LARGE ENTRANCE HALL * SPACIOUS RECEPTION ROOM * FITTED KITCHEN * 2 DOUBLE BEDROOMS * 2 BATHROOMS - 1 EN SUITE * OWN SMALL PATIO AREA * COMMUNAL GARDENS * ALLOCATED PARKING SPACE * VISITORS' PARKING * SERVICES: ELECTRIC HEATING * FEATURES: DOUBLE GLAZING * LEASE OVER 950 YEARS * ELECTRONIC SECURITY GATES *

PRICE: £400,000 LEASEHOLD OFFERS IN EXCESS OF

ENTRANCE HALL: 23'6 x 6'7 (7.16m x 2.01m)
Larger Than Average, Laminate Flooring, Access to All Rooms, Storage Cupboard.



RECEPTION ROOM: PIC. 1 17'9 x 13'4 (5.41m x 4.06m)
Double Glazed Window to Rear + Double Glazed Sliding French Doors to OWN PATIO AREA, plus Easy Access to Communal Gardens. Laminate Flooring.



RECEPTION ROOM: PIC. 2
Different Aspect.



FITTED KITCHEN: 13'6 x 6'4 (4.11m x 1.93m)

Ample Floor & Wall Units, Stainless Steel Sink with Mixer Taps, Electric Hob, Built Under Oven, Plumbed for Washing Machine. Double Glazed Window to Side. Radiator. Ample Space for a Small Dining Table or Breakfast Bar.



**BEDROOM 1: PIC. 1 18' max x 11'10 narrowing to 10'6 (5.49m max x 3.61m narrowing to 3.20m)
Double Glazed Window, Radiator, Laminate Flooring.**



**BEDROOM 1: PIC. 2
Different Aspect Showing Full Length and Door to:**



EN SUITE SHOWER ROOM:

Walk Large Walk in Shower with Glass Door, Wash Hand Basin with Mixer Taps, Built in Low Flush WC., Large Mirror, Fully Tiled to Shower Area, Radiator.



**BEDROOM 2: 12'10 max x 9'10 (3.91m max x 3.00m)
Double Glazed Window to Rear Overlooking Communal Gardens.**



MAIN BATHROOM: 6'9 x 5'7 (2.06m x 1.70m)

Modern White Bathroom Suite, Comprising Panelled Bath with Shower Attachment, Shower Screen, Built in Wash Hand Basin with Mixer Taps, Built in Low Flush WC, Half Tiled Walls, Fully Tiled to Bath Area, Spotlights.



OWN PAVED PATIO AREA:

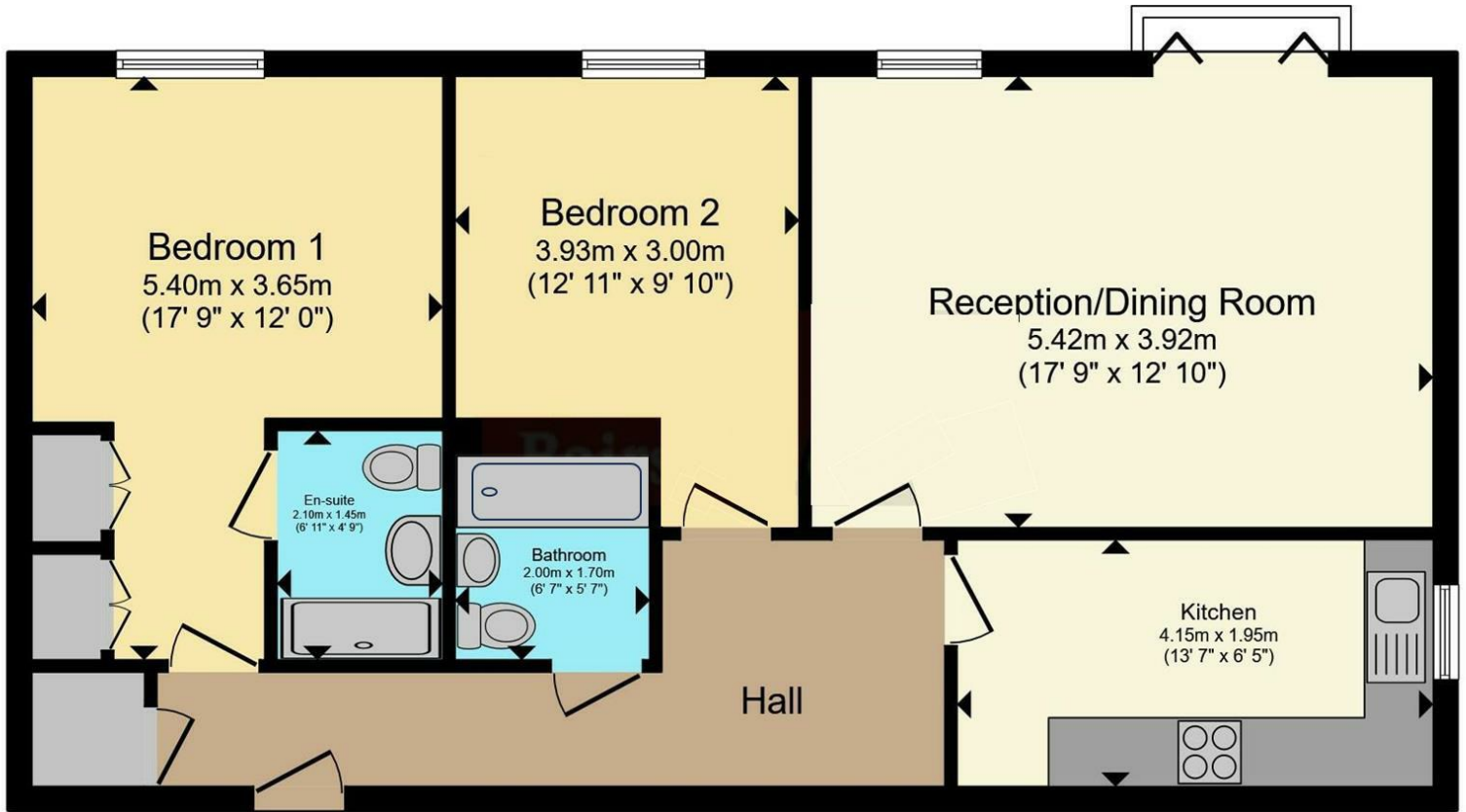
A Small Semi Private Area but Easy Access to the Communal Gardens. There is Screening from a Curved Hedge.



REAR ELEVATION & COMMUNAL GARDENS:

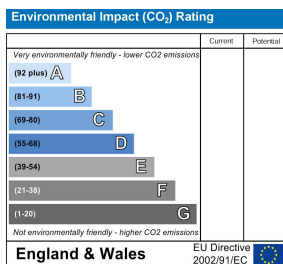
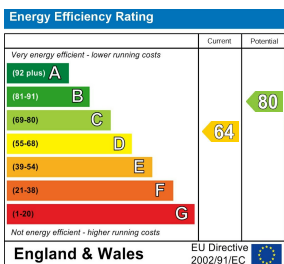
This Particular Ground Floor Flat is the one on the bottom left-hand side.





Total floor area 75.4 sq.m. (812 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.