



THE ORCHARD, SOUTHGATE/OAKWOOD, N14

A well-located, well-sized and well-maintained 2 bedroom first floor maisonette, perfect as a first-time buy or as an investment.

The property boasts 2 well-sized bedrooms, a 14ft reception room with a large bay window overlooking the communal gardens, a separate fitted kitchen and bathroom. It benefits from Double Glazing, Gas Central Heating, a 113 year lease and also comes with allocated Permit parking. Located off Bramley Road, just over 5 minutes walk to Oakwood Tube Station (Picc Line), the local parade, Trent Park and in the catchment of several local Primary & Secondary Schools.



ACCOMMODATION

* FIRST FLOOR MAISONETTE * OWN ENTRANCE * 14FT RECEPTION ROOM * FITTED KITCHEN *
2 BEDROOMS * BATHROOM * COMMUNAL GARDENS * RESIDENTS PARKING WITH PERMITS *
113 YR LEASE * NEW EPC - BAND C * NEW ELECTRICAL CERTIFICATE *
* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING *

PRICE: £365,000 LEASEHOLD

RECEPTION ROOM 14'4 x 12'5 (4.37m x 3.78m)

Dual aspect with double glazed bay window to rear with radiator beneath & double glazed window to side, Oak wooden flooring, LED spotlights with dimmer switch.



KITCHEN 10'4 x 8'7 (3.15m x 2.62m)

Dual aspect double Glazed windows to front and side, Range Oak effect wall and base units with black laminate worktops and tiled splashbacks, built in electric under oven with gas hob and extractor hood over, space for washing machine, space for fridge/freezer, wall mounted gas boiler, ceramic tiled floor, double radiator.



ENTRANCE HALL

UPVC Composite front door leading into long entrance hall with Wooden flooring, inset LED spotlights, thermostatic control for central heating.



BEDROOM 1 11'8 x 10'9 (3.56m x 3.28m)

Double Glazed window to rear, fitted wardrobes with full height cupboard doors, double radiator, LED spot lights.



BEDROOM 2 11'8 x 7'5 (3.56m x 2.26m)
Double Glazed window to front, double radiator below, LED spot lights.



BATHROOM
Double glazed frosted window, fully tiled walls & floor. Paneled bath with mixer taps and shower attachment, shower screen, pedestal handwash basin with mixer taps, low flush WC, spotlights, heated towel rail.



COMMUNAL GARDENS

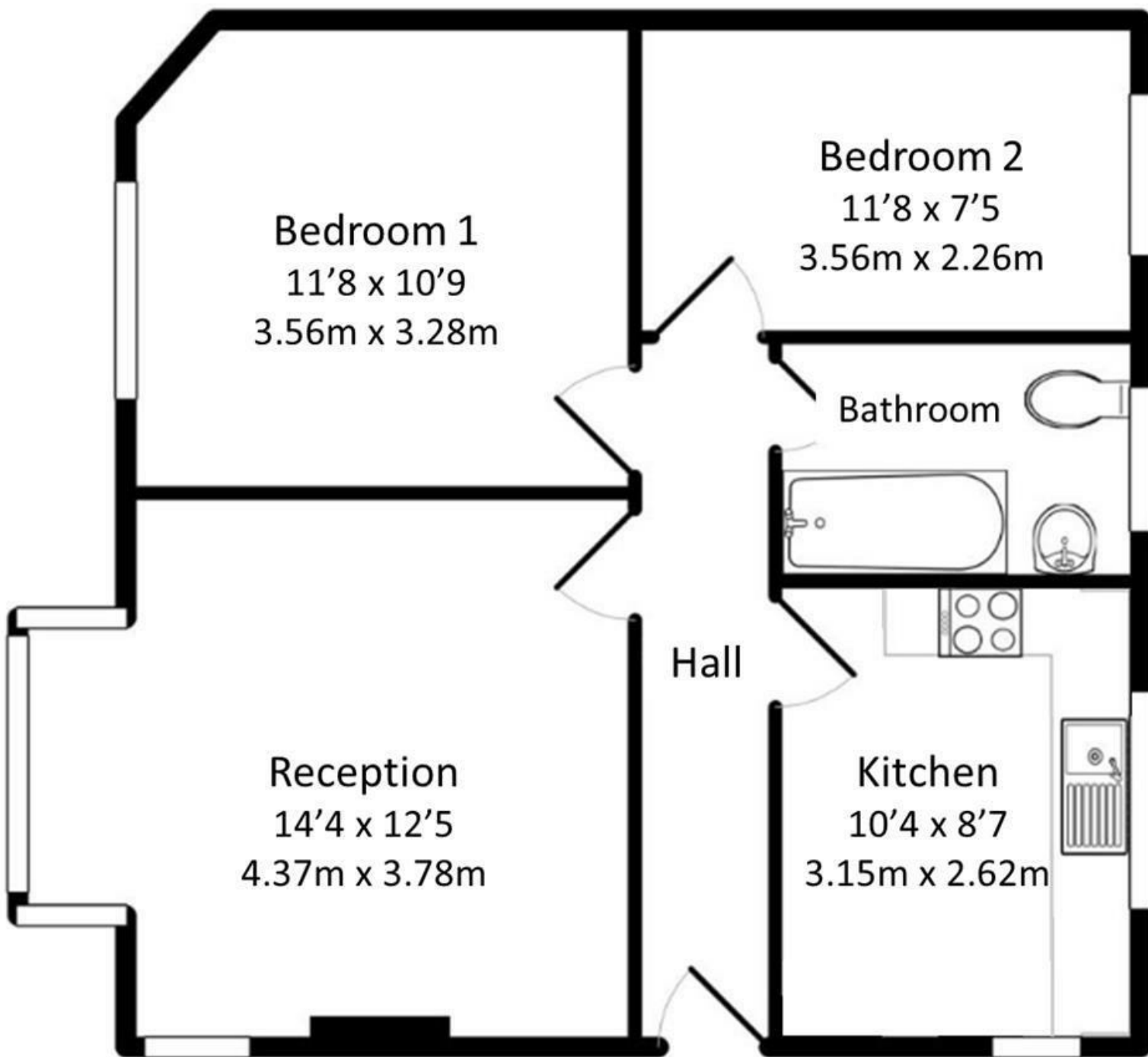




The Orchard, Southgate, N14

Approximate internal area: 580sqft (54sqm)

All measurements are approximate and are for illustrative purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	78
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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.