

34 Austen Court

205 Winchmore Hill Road, Southgate, London, N21 1QN



PRICE: £210,000

Lease: 125 years from 2007

Property Description:

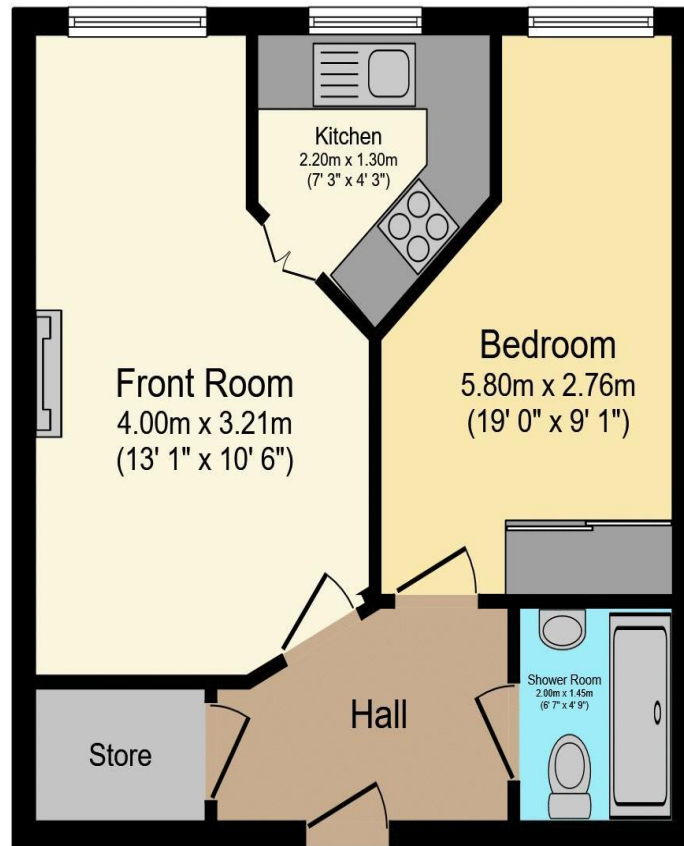
A SECOND FLOOR ONE BEDROOM RETIREMENT APARTMENT Austen Court was constructed by McCarthy & Stone Ltd and comprises of 37 properties arranged over 4 floors each served by a lift. The Development Manager can be contacted from various points within each property in case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises of an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over the age of 55 years. Please speak to our Property Consultant if you require information regarding Event Fees that may apply to this property. DRAFT DETAILS

Development Manager
Communal Gardens
Residents Lounge
Guest Suite
Car Park

Minimum Age 60
24 Appello call system
Lift to all floors
Lease : 125 years from 2007



**For more details or to make an appointment to view, please contact
Mandy Bolwell**



Total floor area 38.1 m² (410 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		78	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

28/2/25

Annual Ground Rent:

£495.00

Ground Rent Period Review:

2030

Annual Service Charge:

£3594.98

Council Tax Band:

C

Event Fees:

1% Transfer

1% Contingency

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

Retirement Homesearch Limited, Registered Office:
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.