



Montrose Court, Montrose Court, Ashfield Road, Southgate,

Under Offer (SSTC)

£335,000 (Leasehold - Share of Freehold)





Chain free, 2-bedroom first floor flat, with Share of Freehold

Baker and Chase are delighted to present this 2-bedroom top (first) floor flat, nestled away, on a discreet cul-de-sac, in Southgate, offered chain free.

Requiring modernisation, but offered in excellent condition throughout, the flat is a perfect first-time-buy or buy-to-let investment. There is unallocated residents parking and the block is a small one, containing just 4 flats, each of which have a Share of Freehold.

Once inside, there is a spacious living room, providing plenty of space and natural light, as well as access to the kitchen. The bathroom is original, so would benefit from updating, but does have a window, for natural ventilation. Both bedrooms are good, functional sizes and come with built in wardrobes.

Ashfield Road is a delightful residential turning off Waterfall Road, providing excellent access to Cannon Hill and Southgate, which means a lovely selection of local shops and transport links into Central London. There is a pedestrian walk-way nearby which provides to Southgate, which is really useful for commuters. There are some of the areas nicest open spaces close by including Arnos Park, Brunswick Park and Broomfield Park.

Tenure: Share of Freehold

Lease Term Remaining: 160 Years

Ground Rent: NIL

Service Charge: £1,182.00 p/annum

Council Tax Band: D

Hallway

Hardwood door to side aspect, electric radiator, fuse box, loft access, built in storage cupboard, entry phone, doors to:

Lounge

Window to rear aspect, electric radiator, range of built in furniture, dado rail

Kitchen

Window to rear aspect, range of fitted kitchen units with roll top work surfaces over, 1 1/2 stainless steel sink and drainer with mixer tap, spaces for appliances, tiled splash backs, electric wall mounted heater

Bedroom 1

Window to front aspect, electric radiator, built in wardrobes

Bedroom 2

Window to front aspect, electric radiator, built in wardrobe

Bathroom

Opaque window to side aspect, panel bath with shower over, window eyestalks hand basin, low flush w/c, electric wall mounted heater, extractor fan

Exterior

Unallocated residents parking, communal grounds

Disclaimer

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised





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to obtain verification from their Solicitor. Items shown in photographs are NOT included. They may however be available by separate negotiation.

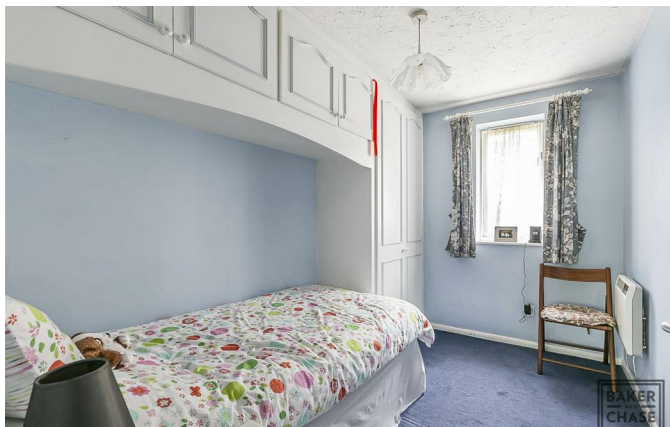
Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

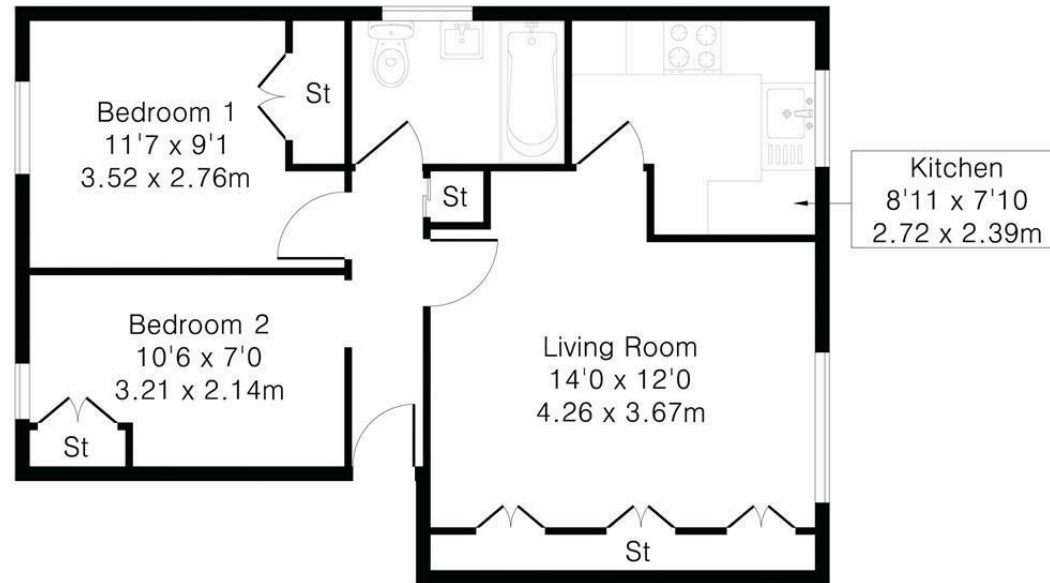
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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Approximate Gross Internal Area 524 sq ft – 49 sq m



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC Rating F / Local Authority: Barnet / Council Tax Band: D

