



Fox Lane, London, N13

Under Offer (SSTC)

£375,000 (Leasehold)





A modern, chain free, two bedroom, two bathroom, ground floor flat, with allocated parking.

Baker and Chase are delighted to present, this chain free, 2-bedroom, 2-bathroom flat, with gated parking in an outstanding residential location.

Positioned on the ground floor of Hannah Court, on the corner of Amberley Road and Fox Lane, the flat sits within the smaller of the two buildings that form the development, sharing communal areas with just 4 other flats.

Once inside, a hallway provides access to two double bedrooms, one boasting an En-suite shower room, and both benefitting from good quality built in wardrobes. Beyond the bedrooms, there is the main bathroom, airing cupboard and finally, the wonderful, open-plan living room and kitchen, which boasts double doors onto the communal gardens and private parking area. There is a beautiful, fully fitted kitchen, with ample space for appliances, breakfast bar and granite work surfaces.

Externally, there are exceptionally well maintained communal grounds, to the front and rear of the building. There is a communal bin store, and two benches in the rear communal grounds, allowing residents to enjoy their peaceful surroundings. There is also an allocated parking space, plus a visitor space and ample on-street parking.

The corner of Fox Lane and Amberley Road is a great residential location, with very little passing vehicles, given the areas status as a "Low-traffic neighborhood". Local residents are spoilt for choice, with Southgate, Winchmore Hill, Cannon Hill and Palmers Green all easily accessible, each offering a wide range of shops, restaurants and transport.

Tenure: Leasehold

Term of Lease Remaining: 102

Service Charge: £1,975.00 p/annum

Ground Rent: £250.00 p/annum, increasing to £500.00 p/annum in 2025.

Local Authority: Enfield

Council Tax Band: E

Communal Entrance

Inner Hallway

Hardwood door to side aspect, x2 built in storage cupboards, electric radiator, hardwood floor, coving to ceiling, door to:

Bedroom 2

Double glazed window to front aspect, built in wardrobes with mirrored sliding doors, electric radiator, coving to ceiling

Bedroom 1

Double glazed window to side aspect, electric panel radiator, coving to ceiling, built in wardrobe with sliding door, door to:

En-Suite Shower Room

Low flush w/c, hand basin with mixer tap and storage under, shower unit, heated towel rail, double glazed opaque window to side aspect, extractor fan

Bathroom

Low flush w/c, hand basin with mixer tap and storage under, panel bath with mixer tap, shower screen and mixer shower over, spotlights, extractor fan, heated towel rail

Kitchen

Double glazed window to side/rear aspect, matching range of handle-less wall and base units with Granite work surfaces over, plumbed space for washer/dryer, 1 1/2 stainless steel and drainer with mixer tap, electric oven, 4-ring electric hob, extractor hood over, space for fridge freezer, spotlights, coving to ceiling, Amtico flooring

Lounge

Double glazed double door and x2 windows to rear aspect, hardwood floor, entry phones system, alarm panel, economy 7 heating

Car Park/Communal Ground

x1 Allocated parking space, visitor space, bike store, bin store

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 to obtain verification from their







Solicitor.

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.

Fixtures and fittings: Items shown in photographs are NOT included. A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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VAT: The VAT position relating to the property may change without notice

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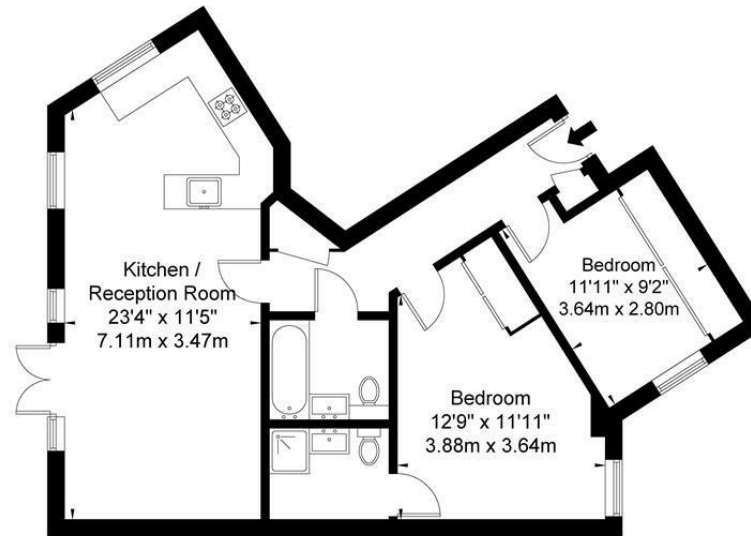
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Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Hannah Court, Fox Lane, N13 4AZ

Approx Gross Internal Area = 68.2 sq m / 734 sq ft



Ground Floor

Ref

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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EPC Rating C / Local Authority: Enfield / Council Tax Band: E