



Bluebonnet court, Ruby Mews, London, N13

Under Offer (SSTC)

£399,950 (Leasehold)





Welcome to Bluebonnet Court, Ruby Mews this well presented 2 bedroom 2 bathroom flat, with a winter garden and private allocated parking space, located in a super convenient location.

Baker and Chase are delighted to present a recently built, two bedroom apartment set on the first floor of a stylish apartment block. Ideal for a commuter to London, this flat is located 0.6 Miles from Arnos Grove Underground Station (Piccadilly Line).

Well-proportioned at a sizable 893 sqft and benefiting from a long lease within its 10 year build warranty period. Perfect for first time buyers.

This home has modern décor and finished to a high specification. It's open floor plan seamlessly connects to the living room, creating a welcoming and sociable atmosphere for entertaining guests or simply unwinding after a long day.

Master bedroom features an en-suite shower room, perfect for your convenience and privacy. With 2 double bedrooms, there's ample space for family and friends to relax. This property boasts plenty of storage space through out.

One of the stand out features of this property is the beautiful winter garden offering a tranquil space to enjoy a cup of tea while taking in the views of the surrounding area. In addition this property offers triple glazing throughout, ensuring a peaceful and quiet environment inside.

Additional benefits include gas central heating throughout the property, bike storage, secure entry system and 1 allocated parking bay.

Local amenities and green space are on your door step, with Palmers Green & Broomfield park set moments away. Ideal for travel options with the A406, ample bus links and Palmers Green & Arnos Grove stations nearby. Nearest tube station is Bounds Green (Piccadilly Line – Zone 3), 0.5 miles. Bowes Park Station 0.5 miles.

Tenure: Leasehold
Lease Term Remaining: 119 years (approx)
Service Charge: £2700.00 per annum
Ground Rent: £360.00 per annum
Local Authority: Enfield
Council Tax Band: D

Exterior

4 storey recently built modern block.

Entrance Hallway

Hardwood Floor, large storage cupboards with heating system. Utility cupboard.

Open plan Kitchen/Living space

17'4" x 17'1"

Triple glazed windows to all aspects, x2 radiators and wooden flooring. Gas central heating throughout.

Patio door leading to winter garden area.

Fully integrated kitchen, gas hob, electric oven, hot and cold mixer tap. Zanussi appliances. Lamona sink. Quartzstone white worktops.

Bedroom 1

13'7" x 10'11"

Triple glazed with front aspect, 1x radiator. Carpeted. En suite shower room.

Bedroom 2

13'7" x 9'9"

1 x radiator. Front facing. Carpeted. Triple Glazed.

Bathroom

7'2" x 6'6"

Panel bath with hot and cold thermostatic mixer tap with shower over, low flush w/c, hand basin, heated towel rail, fully tiled

Winter Garden

15'1" x 3'3"

Side facing outside space with 6 paneled windows

En Suite Showeroom

8'11" x 6'6"

Shower unit. Ladder towel rail

Disclaimer

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any





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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. 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.





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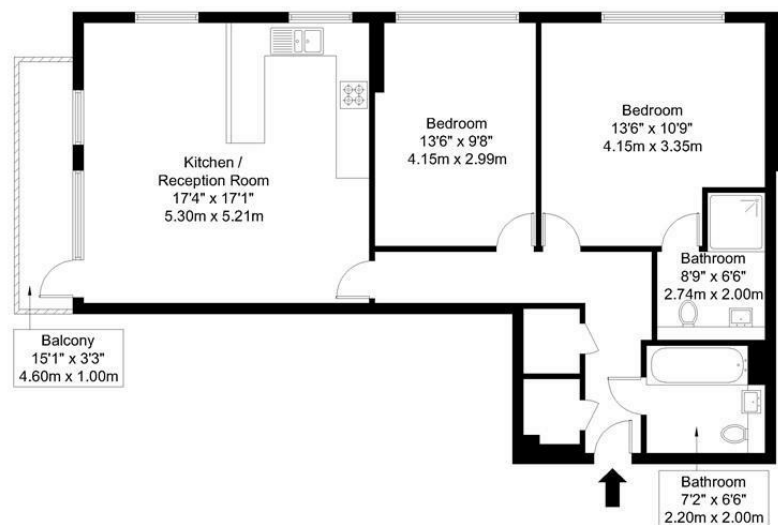


Ruby Mews, N13 4EN

Approx Gross Internal Area = 78 sq m / 840 sq ft

Balcony = 5 sq m / 54 sq ft

Total = 83 sq m / 893 sq ft



First 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. Maximum lengths and widths are represented on the floor plan. 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 B / Local Authority: Enfield / Council Tax Band: D