

32 Woodmere Court, 7 Avenue Road, Southgate, London, N14 4BW



Price: £150,000

Lease: 90 years and 4 months

A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE FIRST FLOOR

Woodmere Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 53 properties arranged over 3 floors each served by lift. The Development Manager can be contacted from various points within each property in the 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 an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that single 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 55 years. Please speak to our Property Consultant if you require information regarding Event Fees that may apply to this property.

- Residents' lounge
- Communal Laundry
- 24/7 Emergency Call System
- Minimum Age 60
- Residents Parking
- Development Manager
- Lift to all floors
- Guest Room
- Lease: 125 years from 1991



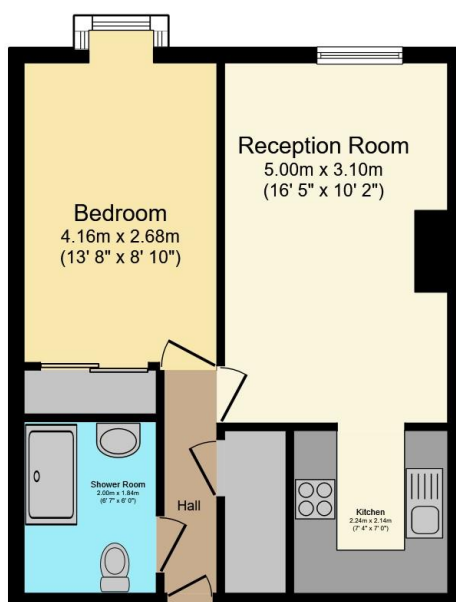
For more details or to make an appointment to view, please contact **Mandy Bolwell**

01425 632218

mandy.bolwell@retirementhomesearch.co.uk

Visit us at:

retirementhomesearch.co.uk



Total floor area 43.7 sq.m. (470 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

For Financial Year Ending: 31/08/26

Annual Ground Rent: £482

Ground Rent Period Review: 2035

Annual Service Charge: £3111.98

Council Tax Band: D

Event Fees: 1% Transfer, 1% Contingency

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