



## Welham Road, Oakwood, London

Available

£350,000 (Leasehold)





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**Baker and Chase welcome you to Avory House, 35 Welham Road, one bedroom apartment set on the first floor with a beautiful balcony.**

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Baker and Chase are delighted to present a recently built, one bedroom apartment set on the first floor of a stylish apartment block. Ideal for a commuter to London, this flat is located 0.8 Miles from Oakwood Underground Station (Piccadilly Line). Offered CHAIN FREE!

Well-proportioned at a sizable 606 sqft and benefiting from a long lease within its 10 year build warranty period. Perfect for first time buyers.

This home has modern decor and finished to a high specification. It's open floor plan creates a welcoming and sociable atmosphere for entertaining guests or simply unwinding after a long day.

This property boasts plenty of storage space through out.

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

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

Local amenities and green space are on your door step, with Oakwood & Trent Park set moments away. Ideal for travel options with the great access to the M25, ample bus links and both Southgate and Oakwood tube stations nearby.

Tenure: Leasehold

Lease Term: 260 years from and including 11 April 2019

Term Remaining: 255 years (approx)

Service Charge: £1578.78 per annum

Ground Rent: £10.00 per annum

Local Authority: Enfield

Council Tax Band: D

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## Exterior

1x Allocated parking space

## Open plan kitchen/living space

18'8" x 17'3"

Double glazed windows to front aspect, wooden flooring. Central district heating system. Patio door leading to seated balcony area.

Fully integrated kitchen, electric hob, electric oven, AEG appliances.

## Bedroom 1

14'1" x 10'9"

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

## Bathroom

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

## Balcony

10'1" x 9'7"

Balcony area front facing

## 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. 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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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.



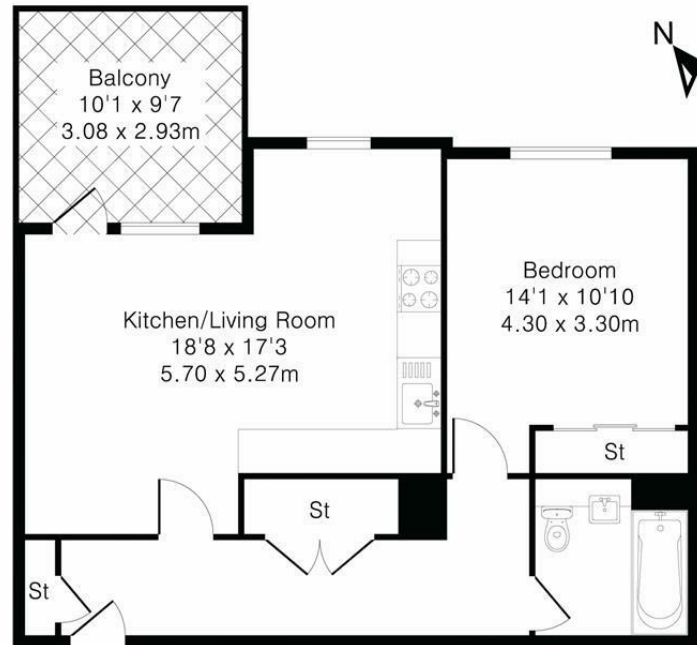








Approximate Gross Internal Area 606 sq ft – 56 sq m



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 B / Local Authority: Enfield / Council Tax Band: D

