



Ashfield Road, Southgate, London, N14

Available

£330,000 (Leasehold)





Baker and Chase are delighted to present this well-maintained two-bedroom, top-floor flat, set within a quiet cul-de-sac.

****We have received confirmation from The Freeholder, that the lease can be renewed to 180 years, with NIL ground rent, via a lease extension. This benefit can be passed on to the incoming buyer, or our seller would consider extending the lease, subject to a suitable price being agreed.****

Positioned on the top (second) floor of a small, purpose-built block in a peaceful cul-de-sac, this two-bedroom flat offers a well-balanced layout and a bright, neutral interior, making it an ideal first-time purchase or long-term investment. The property is offered chain-free and benefits from ample residents' parking, a recently upgraded bathroom (May 2023), and is located within the highly sought-after catchment for Ashmole Academy.

The internal accommodation comprises a welcoming entrance hall with entry phone system, loft access for additional storage, and a built-in airing cupboard. The lounge enjoys a rear aspect outlook and connects directly to a separate kitchen, fitted with matching wall and base units, electric oven and hob with extractor, and integrated appliances including a washer/dryer, low-level fridge, and freezer.

There are two bedrooms positioned at the front of the flat, both of which are well-proportioned, and a modern bathroom featuring a panelled bath with mixer tap, hand basin with storage, low flush WC, and half-tiled walls.

Externally, Stirling Court benefits from residents' parking and communal grounds, all tucked away just off Hampden Way. The property is ideally placed for access to both Southgate and Arnos Grove underground stations (Piccadilly Line), both approximately 1 mile away, with multiple bus routes and local shops nearby. The open spaces of Bramley Sports Ground and Broomfield Park are also within easy reach.

Tenure: Leasehold

Lease Term: 100 years from 20th Feb 2017

Term Remaining: 92 years approx.

Service Charge: £1,340 p/a (includes Buildings insurance and Water Rates).

Ground Rent: £360 p/a

Local Authority: Barnet

Council Tax Band: D

Communal Grounds/Parking

Residents parking

Communal Entrance

Stairs to second floor

Hallway

Door to side aspect, entry phone system, fuse box, loft access, economy 7 heater, built in airing cupboard, doors to:

Lounge

Double glazed window to rear aspect, economy 7 heater, coving to ceiling, door to:

Kitchen

Double glazed window to rear aspect, matching range of wall and base units with roll top work surfaces over, electric oven and grill, 4-ring electric hob with extractor hood, tiled splash backs, integrated low level fridge and freezer, integrated washer/dryer

Bedroom 1

Double glazed window to front aspect, coving to ceiling

Bedroom 2

Double glazed window to front aspect

Bathroom

Opaque double glazed window to side aspect, low flush w/c, hand basin with mixer tap. Panel bath with mixer tap, half tiled, extractor fan.

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.

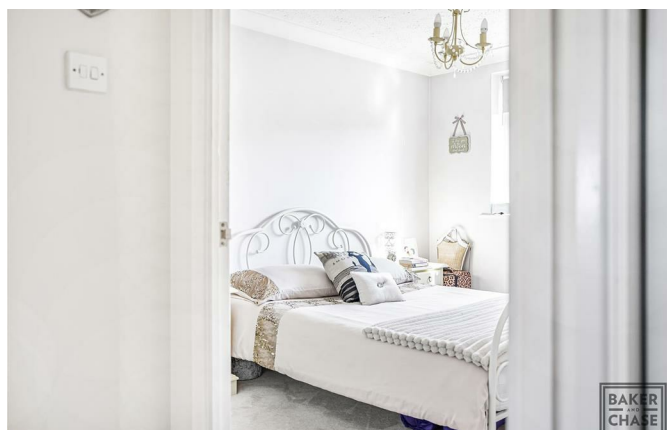
Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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.

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Baker and Chase Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Baker and Chase Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Media: (Photos, Videos etc) The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken.

Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other







consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

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

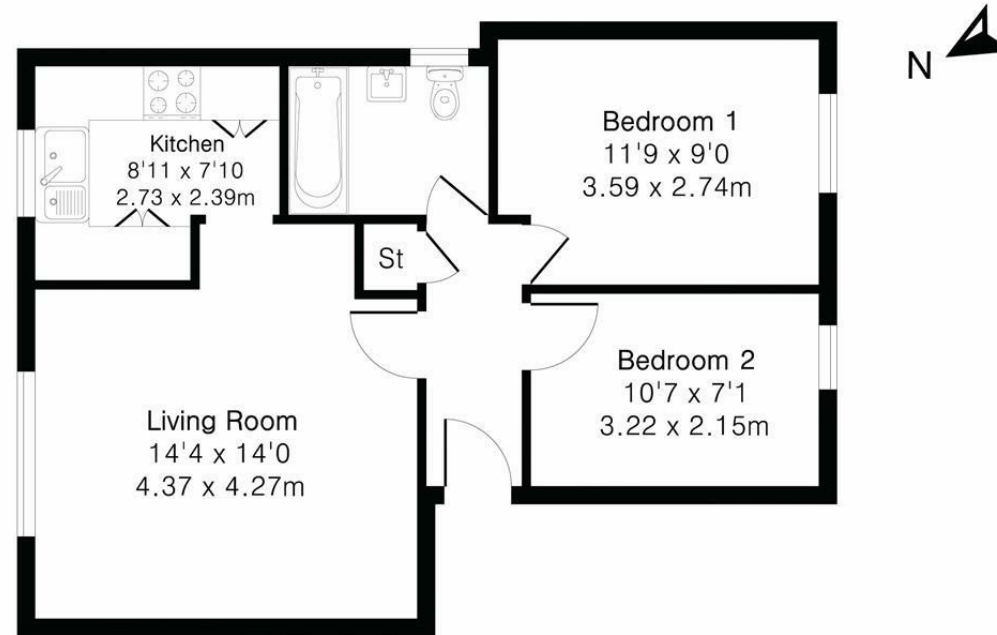
Copyright: You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

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 522 sq ft - 48 sq m



Second 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 C / Local Authority: Barnet / Council Tax Band: D