

ADDISON TOWNSEND

PROPERTY PROFESSIONALS



£285,000

Woodmere Court, Avenue Road, N14



2

Bedrooms



1

Bathroom

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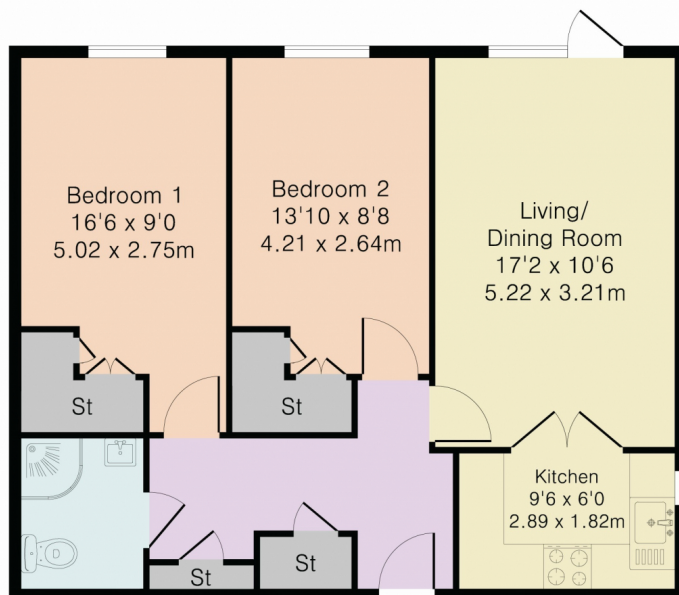


Addison Townsend are pleased to offer this lovely ground floor RETIREMENT FLAT for sale in Woodmere Court located on Avenue Road in Southgate.

The accommodation offers spacious reception room with direct access onto a patio area and well maintained communal gardens, recently fitted kitchen including intergrated AEG dishwasher, intergrated AEG fridge-freezer, AEG induction hob, two double bedrooms with bespoke fitted wardrobes in each room and storage cupboards in the hallway. Further benefits include double glazed windows throughout and electric heating. All rooms are fitted with Careline alarms and a morning call service provided. There is a welcoming communal lounge area with guest facilities, easy access to the communal laundry room and onsite mangement staff. The property is within 0.6miles of Southgate Underground Station and is conveniently located close to both Southgate and Cockfosters with its local shops, restaurants and bus routes.



Approximate Gross Internal Area 676 sq ft - 63 sq m



Ground 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 practice. 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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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