



**Austen Court, Winchmore Hill Road, London, N21 1QN**



**welcome to**

**Austen Court, Winchmore Hill Road, London**

An opportunity to acquire this superb McCarthy and Stone built, lower ground floor retirement apartment within this attractive modern development close to Southgate shopping centre and underground station (Piccadilly Line).

The well presented apartment enjoys access from the lounge to the communal gardens and is offered chain free.





### Spacious Entrance Hall

Fitted carpet, coving to ceiling, large storage cupboard, door to all rooms.

### Lounge

19' 9" max x 10' 8" max ( 6.02m max x 3.25m max )  
Fitted carpet, coving to ceiling, double glazed French window to patio, electric fire with attractive mantel and surround, double doors to kitchen.

### Kitchen

8' 9" max x 7' 7" max ( 2.67m max x 2.31m max )  
Fitted in a range of modern base and wall cupboards with contrasting worksurface, inset stainless steel sink with mixer tap over, tiled splashback, electric hob inset to worksurface with fume extractor hood over, double oven, integrated fridge-freezer and washing machine, vinyl floor, coving to ceiling, double glazed window to front aspect.

### Bedroom

15' 7" max x 9' 3" max ( 4.75m max x 2.82m max )  
Fitted carpet, large built-in wardrobe cupboard with mirrored concertina doors, electric storage heater, coving to ceiling.

### Shower Room

Comprehensively fitted in a modern white suite, comprising low flush WC, vanity basin with mixer tap over, cupboard under, wall light and shaver point, fully tiled walls, vinyl tiled floor, large walk-in glass shower cubicle.

### Outside

As previously stated there are secluded pleasant communal gardens to rear, laid to lawn, mature flowers and shrubs, bench area for seating. Parking for residents.



***view this property online*** [barnfields.co.uk/Property/ENF103246](http://barnfields.co.uk/Property/ENF103246)





**welcome to**

## **Austen Court, Winchmore Hill Road, London**

- Spacious Lounge
- Chain Free
- Pleasant Communal Gardens To Rear
- Emergency Call Facilities
- On Site Development Manager

Tenure: Leasehold EPC Rating: C

# £210,000



**check out more properties at [barnfields.co.uk](https://barnfields.co.uk)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
ENF103246 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnfields is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the  
postcode not the actual property



**020 8363 3394**



[info@barnfields.com](mailto:info@barnfields.com)



1a Windmill Hill, Enfield, Middlesex, EN2 6SE



**[barnfields.co.uk](https://barnfields.co.uk)**