



Blake Court, Newsholme Drive, London, N21 1SQ

welcome to

Blake Court, Newsholme Drive, London

Barnfields are delighted to offer this bright and spacious, ground floor retirement apartment, in this most sought after secure development adjacent to Enfield Golf Course, within 250 metres level walking distance of Sainsburys supermarket.

The excellent staff are on hand 24 hours a day and organise many social activities, where residents can enjoy an excellent restaurant with a large communal dining room and spacious communal lounge.

Other features include:-





Spacious Entrance Hall

Fitted carpet, radiator, two deep storage cupboards.

Lounge / Dining Room

16' 3" x 12' 6" (4.95m x 3.81m)

Fitted carpet, radiator, fireplace with mantel, views over communal garden.

Kitchen

10' 7" x 8' 1" (3.23m x 2.46m)

Comprehensively fitted comprising base units with worktops, inset one and half bowl sink unit, inset ceramic hob with fume extractor hood over, built-in oven, integrated fridge-freezer, plumbing for washing machine, wall mounted combination gas central heating boiler.



Bedroom One

12' 4" x 10' (3.76m x 3.05m)

Fitted carpet, radiator, double doors to walk-in dressing room.

Dressing Room

6' 7" x 6' (2.01m x 1.83m)

Fitted carpet.



Bedroom Two

11' 5" x 9' 3" (3.48m x 2.82m)

Fitted carpet, radiator.

Bathroom / Shower Room

Panelled bath with separate shower control, shower curtain and rail, low flush WC, pedestal wash hand basin, vinyl floor, radiator, part tiled walls.

Outside

Substantial communal gardens surround the block. There are security gates with entryphone systems and secured parking facilities available within the grounds.



view this property online barnfields.co.uk/Property/ENF103702





welcome to

Blake Court, Newsholme Drive, London

- Own Front Door Onto Gardens
- Ample Parking Facilities For Both Residents And Guests
- No Chain
- Bright And Spacious Lounge
- Good Sized Fitted Kitchen

Tenure: Leasehold EPC Rating: C

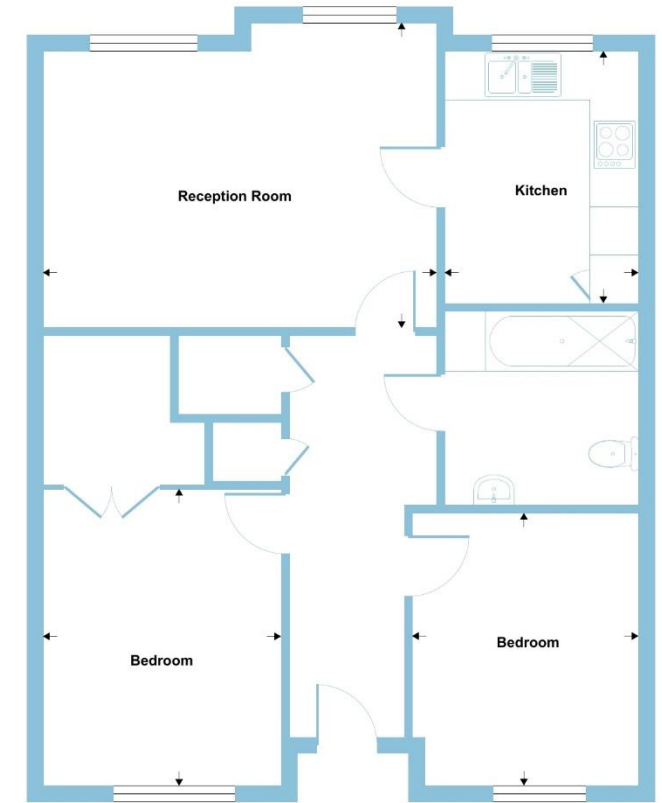
£350,000

Please note the marker reflects the postcode not the actual property



Newsholme Drive, London, N21

Approximate Area = 743 sq ft / 69 sq m
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rchecom 2023. Produced for Barnard Marcus. REF: 980913



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

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Nov 1998. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
ENF103702 - 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.



020 8363 3394



info@barnfields.com



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



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