



**Pegasus Court, Green Lanes, London, N21 2RW**

**welcome to**

**Pegasus Court, Green Lanes, London**

Barnfields are delighted to offer for sale this spacious one bedroom ground floor retirement flat in a most sought after location, close to shops on Green Lanes including a Waitrose convenience store and Bus Routes to Enfield Town and Wood Green. Built in 2003, the property is offered in good condition throughout and the building has a communal lounge, laundry room and garden for residents use.



### **Entrance Hall**

Well maintained entrance hall with access to the communal lounge, laundry room, visitors suite and garden.

### **Flat Door**

Opens to:-

### **Hallway**

Laminate flooring, storage cupboard, cornicing, electric radiator, doors to all rooms.

### **Lounge**

19' 3" x 11' ( 5.87m x 3.35m )

Laminate flooring, fireplace with electric fire, double glazed door and window to front aspect leading to small patio area, wall mounted electric radiator, attractive pink splashback, tiled floor, double glazed window to front.

### **Kitchen**

7' 7" x 6' 5" ( 2.31m x 1.96m )

Range of fitted wall and base units with toning worktops, stainless steel sink and drainer, built-in integrated microwave, ceramic hob with extractor hood, attractive pink splashback, tiled floor, double glazed window to front.

### **Bedroom**

17' 10" x 9' 2" ( 5.44m x 2.79m )

Laminate flooring, double glazed window to front, built-in wardrobe, wall mounted electric radiator.

### **Shower Room**

Step-in shower cubicle, hand basin with cupboards beneath, low level WC, electric heated towel rail, extractor fan.

### **Communal Facilities**

Include a spacious lounge with kitchette, laundry room and paved internal courtyard. There is also a visitors suite on a first come first served basis.

### **Outside**

### **Parking**

To the rear of the block there is a communal carpark with ample spaces for residents and visitors.



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## Pegasus Court, Green Lanes, London

- Ground Floor
- Retirement Property
- Communal Lounge & Laundry
- Pretty Communal Courtyard Garden
- Estate Manager On-Site

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
ENF104375 - 0002

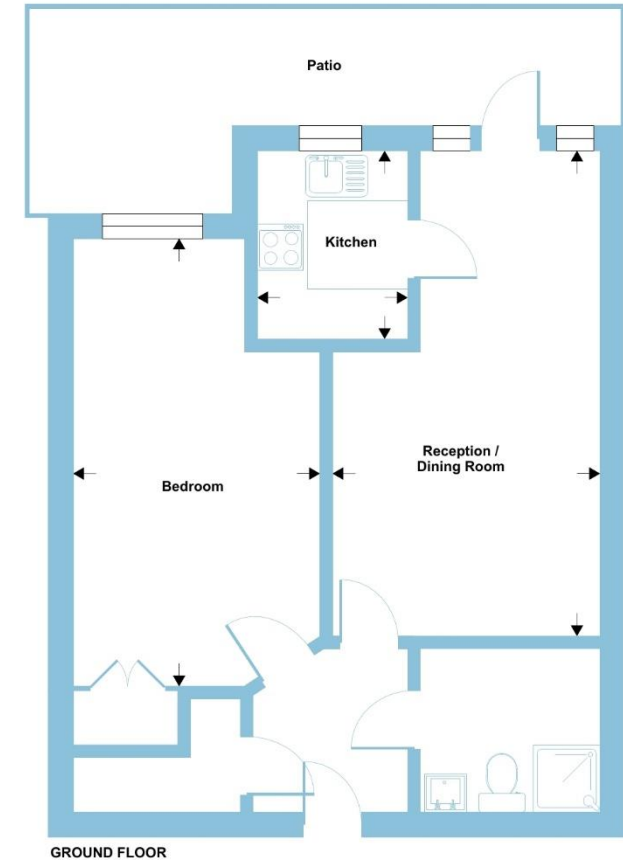
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Green Lanes, London, N21

Approximate Area = 527 sq ft / 48.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Barnard Marcus. REF: 1119922



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**020 8363 3394**



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



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



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