



# Coral Court, London

40% Shared ownership £160,000



the advantage of experience



- Walking Distance to Arnos Grove Underground Station (Piccadilly)
- Within Catchment Area of Bowes Primary School
- Lease Remaining - 118 Years
- 40% Shared Ownership
- Electric Vehicle Charging Point
- Ease of Access to A406
- Allocated Parking
- Two Bedroom Apartment
- Second Floor



For more images of this property please visit [havilands.co.uk](https://havilands.co.uk)



**\*\*Shared Ownership - 40%\*\***

Havilands are delighted to offer For Sale, this TWO BEDROOM PURPOSE BUILT APARTMENT located within Coral Court, N11. Offered with a remaining lease of 118 years, this second floor property is comprised of two bedrooms, bathroom and open plan lounge & kitchen. The property also benefits from a private balcony and ALLOCATED PARKING next to an ELECTRIC VEHICLE CHARGING POINT.

An ideal first time or investment purchase, the property is ideally located for commuters with ARNOS GROVE UNDERGROUND STATION (Piccadilly) within a few minutes walk of the property in addition to ease of access to the A406 providing road links across the Borough and Greater London. Also within walking distance are a number of local shops and amenities including Sainsbury's Local, with Tesco supermarket and Friern Bridge Retail Park within easy reach.

The property also falls within the catchment area of sought after schools including BOWES PRIMARY SCHOOL (OFSTED Outstanding). Viewing is highly recommended - to arrange yours, please do not hesitate to get in touch with a member of the team.

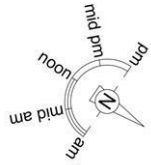
**Property Information:**

- Tenure: Leasehold
- Lease Remaining: 118 Years
- Shared Ownership: 40%
- Shared Ownership Rent: £750.92/month
- Ground Rent: £199.92/year (£16.66/month)
- S/Charge: £2671.32/year (£222.61/month)
- Local Authority: Enfield Borough
- Council Tax: Band C (£1835.98 24/25)
- EPC Rating: Current 87(B); Potential 87(B)

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**Coral Court, N11**

**Approximate Gross Internal Area = 829 sq ft / 77.0 sq m**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>87</b>	<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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