



# Coral Court, London

£395,000

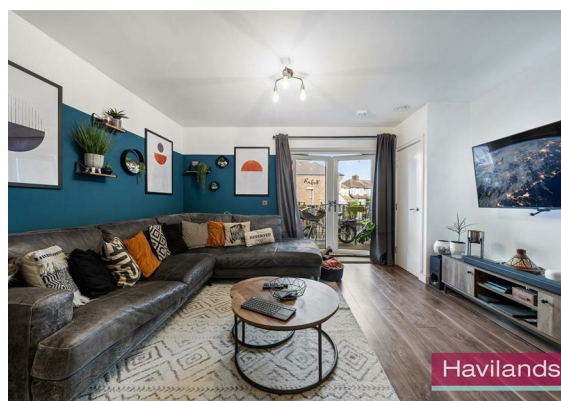
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- Walking Distance to Arnos Grove Underground Station (Piccadilly)
- Within Catchment Area of Bowes Primary School
- Lease Remaining - 118 Years
- Allocated Parking
- Electric Vehicle Charging Point
- Ease of Access to A406
- Two Bedroom Apartment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



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



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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 Sainsburys 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.

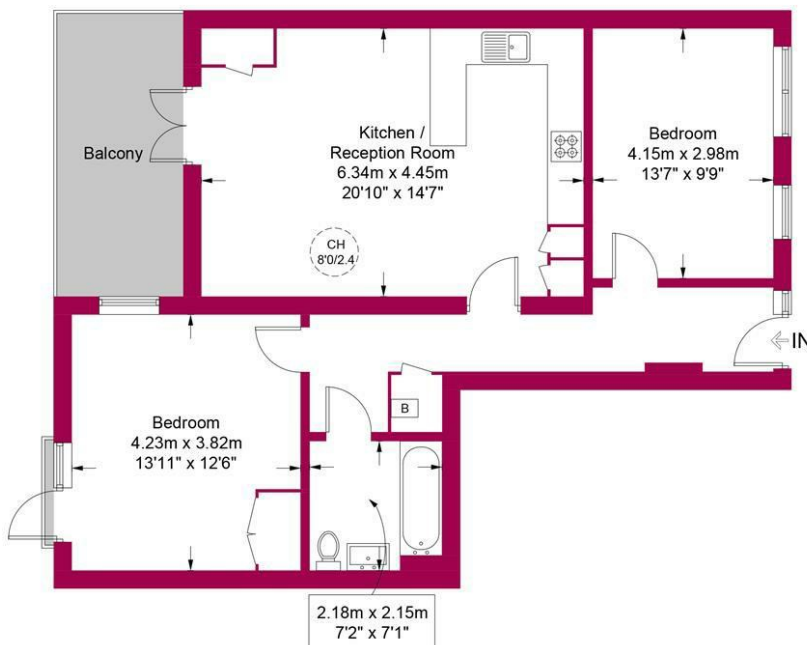
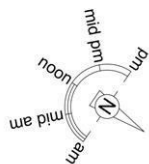
#### Property Information:

Tenure: Leasehold  
 Lease Remaining: 118 Years  
 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)

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

## Coral Court, N11

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



Second Floor

### 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<br>2002/91/EC |           |

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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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Measurer

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come by and meet the team

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