



Green Lanes, N21

Guide Price £260,000

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- Chain Free, First Floor, Two Bedroom, Retirement Apartment
- Lift Access, Gated Parking, Laundry Room, Communal Lounge, Visitors Suite
- On-Site Manager and emergency pull cords
- Within Easy Reach of Public Transport and Amenities along Green Lanes





Havilands are pleased to present this CHAN FREE, TWO BEDROOM, FIRST FLOOR, RETIREMENT APARTMENT in Pegasus Court, N21. This spacious apartment is comprised of two bedrooms, modern kitchen, bathroom and reception room with juliet balcony. Amenities at this attractive, purpose built block, include lift access, communal gardens and gated parking. Plus a laundry room, communal lounge, visitors suite and an on-site manager and emergency pull cords throughout the apartment. Ideally located on Green Lanes close to various cafes restaurants and shops including Waitrose. And within easy reach of public transport, with bus stops on your doorstep, and Winchmore Hill Station (Moorgate approx. 25 minutes) 0.4 miles away.

To arrange a viewing, please do not hesitate to get in touch with one of the team.

Local Authority: Enfield

Council Tax Band: D (2024/5 £2,065.48)

Tenure: Leasehold

Length of Lease: 103 Years Remaining

Service Charge: £5,730.22 PA

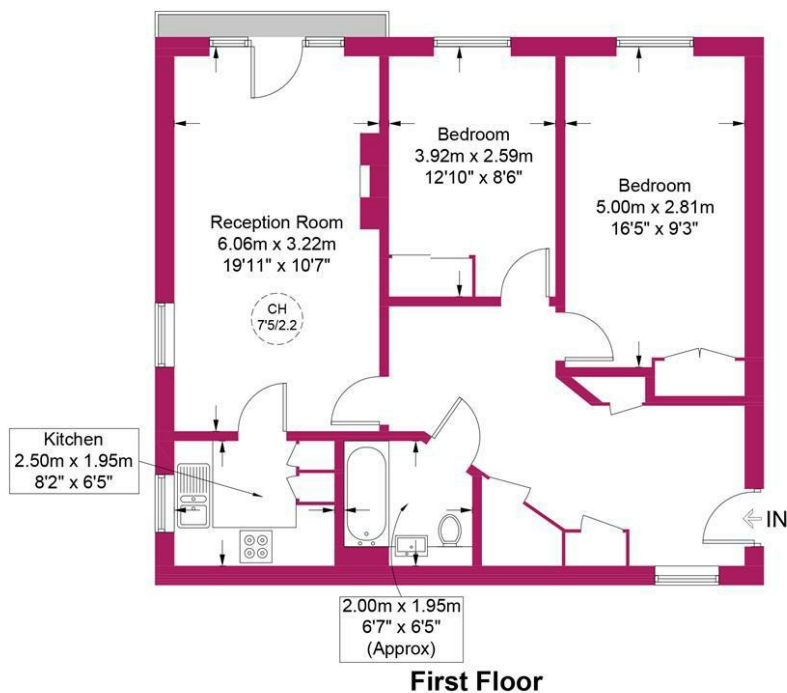
Ground Rent: £419 PA

EPC: Currently 80C Potentially 83

For more images of this property please visit havilands.co.uk

Pegasus Court, N21

Approximate Gross Internal Area = 771 sq ft / 71.6 sq m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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.



**Certified
Property
Measurer**

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come by and meet the team

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