



## Flat 22, Duncan Court Green Lanes

, London, N21 3RL

Offers In The Region Of £325,000



\* NO ONWARD CHAIN \* GROUND FLOOR \* TWO DOUBLE BEDROOMS \* IDEAL FIRST TIME BUYER PROPERTY

We are delighted to offer For Sale this ground floor 2 bedroom flat in Duncan Court, Green Lanes, N21 which offers spacious accommodation to include Communal Hallway with storage space and access to the rear communal garden, reception hallway, lounge/dining room, kitchen which has an access door with steps leading down to the rear communal garden, two double bedrooms and a bathroom which also has a utility cupboard with plumbing for a washing machine.

The property is located within the catchment area of both Highfield Primary School and Winchmore School as well as being within close proximity to a number of shops and amenities along Green Lanes including Sainsburys supermarket. Also within walking distance of the property is Winchmore Hill Mainline Station offering direct rail links into central London (Moorgate approx 30 mins). Also within easy reach are both the A10 & A406 offering road links across the wider Borough, as well as being close to public transport stops providing routes to Palmers Green, Southgate & Enfield Town.





### Accommodation Comprises

Composite security door with intercom leading to hallway, fire door to side leading to communal garden, wooden door leads into:

#### Entrance Hall 16'4" x 2'11" (5 x 0.9)

Hallway which has a built in cupboard housing the gas and electric meters, recess spotlights, telephone intercom and fire alarm. Door leads to

#### Lounge/Dining Room 13'5" x 12'9" (4.1 x 3.9)

The living room has a double glazed bay window, recess spotlights, double panel radiator, telephone point and smoke alarm.

#### Kitchen 8'2" x 6'2" (2.5 x 1.9)

Kitchen houses a range of wall and base units offering ample storage, appliances include a dishwasher, fridge freezer and range cooker with double oven and grill with five ring gas hob and extractor over. There is a one and a half bowl sink unit with mixer tap, splash back tiling, tile flooring and a frosted double glazed window to the side elevation. Access to the rear communal garden is through a double glazed door with steps leading down.

#### Main Bedroom 12'5" x 10'9" (3.8 x 3.3)

Bedroom one to front of flat window has a double glazed window, double panel radiator, recessed spotlights and dimer switch.

#### Bedroom Two 11'9" x 9'10" (3.6 x 3.0)

Bedroom two is to the rear of the flat with double glazed window, has recessed spotlights and double panel radiator.

#### Bathroom 7'6" x 7'2" (2.3 x 2.2)

Comprising a white three piece, low flush W/C, pedestal sink unit and mosaic tile panel bath with shower over and glass shower screen. Fully tiled mosaic walls, double panel radiator, two double glazed frosted windows to the side elevation, spotlights, towel rail and tiled flooring. Storage cupboard with fitted shelving and space and plumbing for washing machine.

### Outside

#### To the Front

Non allocated off street parking for all residents

#### To The Rear

Is a well kept communal garden laid to lawn with a concrete path leading around the building

### EPC Rating D

### Council Tax Band D

### VIEWING ARRANGEMENTS

If you would like to view this property then please either call us on 01244 918444 or email us at [sales@red-door.uk](mailto:sales@red-door.uk)

We will contact you for feedback after your viewing as our clients always like to hear your thoughts on their property.

### INDEPENDENT MORTGAGE ADVICE

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01244 918444.

### MAKE AN OFFER

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

### LOANS

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

### MISDESCRIPTION ACT

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

### MONEY LAUNDERING REGULATIONS

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

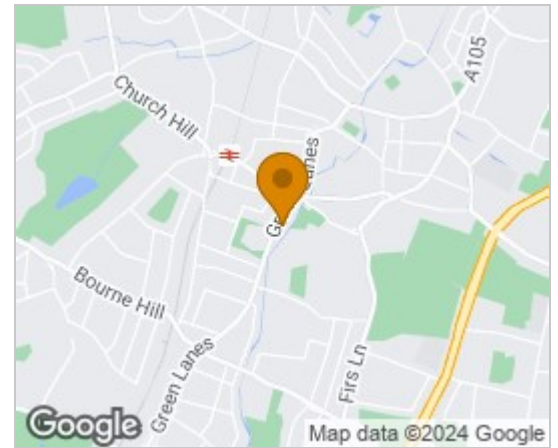
### WOULD YOU LIKE A FREE VALUATION ON YOUR PROPERTY?

We have 30 years experience in valuing properties and would love the opportunity to provide you with a FREE - NO OBLIGATION VALUATION OF YOUR HOME.

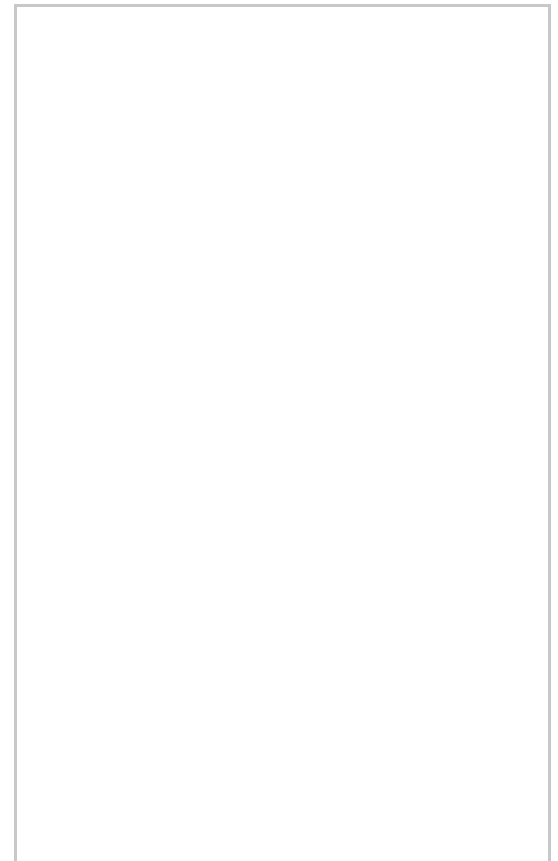
99 years left on leasehold

Ground Rent: £225.00 per year

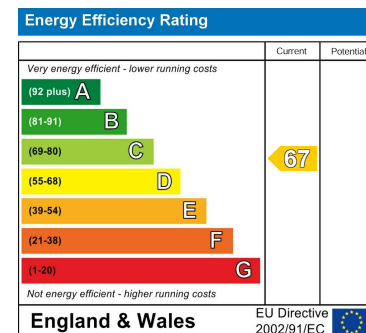
## Area Map



## Floor Plans



## Energy Efficiency Graph



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