

Fontaine Court, High Street, London N14

£1,950 Per month ()



Lovely, newly painted two-bedroom, two bathroom ground floor flat, in this well located purpose built block, with gated access and allocated parking. Available now!

Applicant Requirements:

We are searching for tenant(s) with a minimum household income of £58,500pa+

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Occupying a wonderfully convenient location in Fontaine Court, Southgate, this lovely newly painted 2 bedroom purpose built flat, sits towards the rear of the development, meaning it sits away from the High Street and faces the Walker Cricket ground.

This charming modern purpose-built ground floor flat offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms, and two luxury modern bathrooms, this property is ideal for professionals, couples, or small families seeking a vibrant urban lifestyle.

Upon entering, there is a spacious hallway, with two built in storage cupboards. A bright and spacious lounge area benefits from French doors overlooking The Walker Cricket Ground and enough space for both a sofa and dining table. Off the lounge, is a great functional modern kitchen, with natural stone worktops and upstands. The property has two functional bedrooms, with bedroom 1 boasting a modern en-suite shower room, and French doors. The main family bathroom is a good size, and fully tiled. All rooms have windows, allowing for natural ventilation.

Further benefits include gated access, well maintained communal grounds and an allocated parking space, in an undercroft car park, plus visitors parking to the rear of the development.

Located on the High Street, residents will benefit from a plethora of local amenities, including shops, cafes, and restaurants, all within easy reach. Excellent transport links ensure that you can navigate the city with ease, with Southgate Tube Station being just 0.4 miles away, making this flat an ideal base for those who wish to explore all that London has to offer.

Offered unfurnished and is available now.

For more information, or to arrange your viewing, please call our office.

Exterior
Communal grounds. Visitor parking to rear.

Communal Entrance
Wooden communal entry door leading to communal entrance hallway, stairs to upper floors. Understairs storage cupboard housing meters etc.

Hallway
Hardwood door to front aspect, built in storage cupboard, entry phone system, spotlights, coving to ceiling, radiator, additional storage cupboard/wardrobe, doors to:

Lounge
Double glazed French door and windows to rear aspect, spotlights, coving to ceiling, radiator, access to:

Kitchen
Double glazed window to rear aspect, matching range of wall and base units with solid stone work surfaces over with matching upstands, 1 1/2 stainless steel sink and drainer with mixer tap, floorstanding fridge freezer, compact dishwasher, washing machine, built in electric oven, 4-ring gas hob with extractor hood over, down lights, coving to ceiling, radiator.

Bedroom 1
Double glazed French doors and windows to front aspect, radiator, coving to ceiling, range of built in wardrobes and matching bedside unit, door to:

En-suite shower room
Underfloor heating, walk in shower, low flush w/c, heated towel rail, double glazed opaque window to side aspect, hand basin with mixer tap and storage under, fully tiled, extractor fan, shaving point, backlit mirror, fitted storage unit, spotlight, LED lighting.

Bedroom 2
Double glazed window to front aspect, radiator, coving to ceiling

Bathroom
Double glazed opaque window to side aspect, bath with mixer tap, shower screen and shower attachment over, hand basin with mixer tap and storage under, low flush w/c, shaving point, extractor fan heated towel rail, fully tiled.

Under croft Parking Space
Allocated space, vehicle and pedestrian gated access. Visitors parking to rear.

Disclaimer
Viewings: In consideration of the current owner/occupants, please note:

a. Pets are not allowed to attend viewings.
b. Additional photos and/or filming of the property internally and externally is not permitted.








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c. Loft access is not generally permitted unless express permission is requested.

Referencing: Preferred applicants for a property will be expected to provide financial, credit and employment information, personal/professional references and potentially a guarantor for referencing purposes.

Anti-Money Laundering Regulations & Right to Rent: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by our client. The Agent has not had sight of the title documents. Items shown in photographs are NOT necessarily included.

Consent to Rent: By approving our property particulars/advertising, our client(s) confirm they have obtained all permissions to rent the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any furniture.

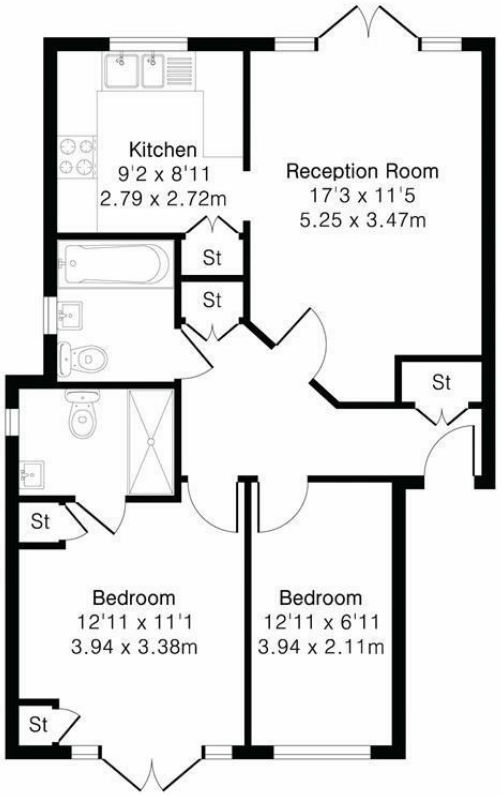
Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective occupiers to commission their own survey or service reports before finalising their offer.

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Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Fixtures: Items shown in photographs are NOT included. A list of the furnishings can be requested separately.

Approximate Gross Internal Area 686 sq ft - 64 sq m



Ground Floor

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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EPC Rating C / Local Authority: London Borough of Enfield / Council Tax Band: D

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