



WOODVILLE COURT, STAFFORD CLOSE, SOUTHGATE, N14

A BRIGHT & PLEASANT, WELL PRESENTED & LARGER THAN AVERAGE 2 BEDROOM & 2 BATHROOM GROUND FLOOR FLAT IN MODERN BLOCK WITH OWN ALLOCATED PARKING SPACE, SITUATED BEHIND WROUGHT IRON SECURITY GATES. The Lounge/Diner benefits from Double Glazed French Doors Opening Out Onto the Communal Gardens. There is a well Fitted Kitchen/Diner, Modern Bathroom and the property benefits from Double Glazing, Gas Central Heating, a long lease and low outgoings.

Stafford Close is a Small Turning off Reservoir Road and is Only Minutes from Oakwood Tube Station (Picc. Line), Buses & Shops. Viewings Highly Recommended.



ACCOMMODATION

* COMMUNAL ENTRANCE HALL * OWN ENTRANCE HALL * SPACIOUS RECEPTION ROOM * FITTED KITCHEN * 2 GOOD SIZED BEDROOMS * 2 BATHROOMS, INCLUDING EN SUITE SHOWER ROOM TO MAIN BEDROOM. FAMILY BATHROOM * COMMUNAL GARDENS * DIRECT ACCESS TO COMMUNAL GARDENS * ALLOCATED PARKING SPACE * FURTHER VISITOR PARKING *
* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING, ENTRY PHONE SYSTEM, LONG LEASE *

PRICE: £435,000 LEASEHOLD

OWN ENTRANCE HALL:
Panelled Door with Peep Hole, Double Radiator, Low Flush WC.

RECEPTION ROOM: 19'11 x 14'3 (6.07m x 4.34m)
Spacious Reception Room, Large Enough for Sitting & Dining Area. Laminate Flooring, Double Glazed French Doors Connecting Directly with Communal Gardens & Access to Car Parking Area. 2 Double Radiators.



FRENCH DOORS TO COMMUNAL GARDENS:
Double Glazed French Doors to Communal Gardens. Also Offering an Attractive Outlook.



LUXURY FITTED KITCHEN: 10' x 8' (3.05m x 2.44m)

Well Fitted with Modern White Floor & Wall Units, Single Drainer Sink with Mixer Taps, Gas Hob, Built Under Oven, Plumbed for Dishwasher, Double Radiator. Double Glazed Windows to Side & Rear.



BEDROOM 1: 13'1 x 11' (3.99m x 3.35m)

Double Glazed Windows to Front & Side, Double Radiator. Door to:



EN SUITE SHOWER ROOM:

Walk in Shower, Semi Built in Wash Hand Basin with Mixer Taps, Built in Low Flush WC. Radiator. Fully Tiled to Shower Area, Half Tiled in Part. Double Glazed Window.



**BEDROOM 2: 13'1 x 7'3 (3.99m x 2.21m)
13'1 x 7'3 with Double Glazed Window to Front, Radiator.**



FAMILY BATHROOM:

Modern White Suite Comprising Panelled Bath with Mixer Taps & Shower Attachment, Folding Glass Screen, Semi Built in Wash Hand Basin with Mixer Taps, Built in Low Flush WC. Fully Tiled to Bath Area, Half Tiled Near Sink & WC Area. Airing Cupboard Housing Boiler. Double Glazed Window to Side. Radiator.



COMMUNAL GARDENS:

Mainly Laid to Lawn & Directly Outside This Ground Floor Flat.



**REAR ELEVATION OF PROPERTY:
Also Showing Easy Access to Communal Gardens.**



**ALLOCATED PARKING AREA:
There is 1 Allocated Parking Area for This Flat, Plus There are Visitor's Parking Areas.**



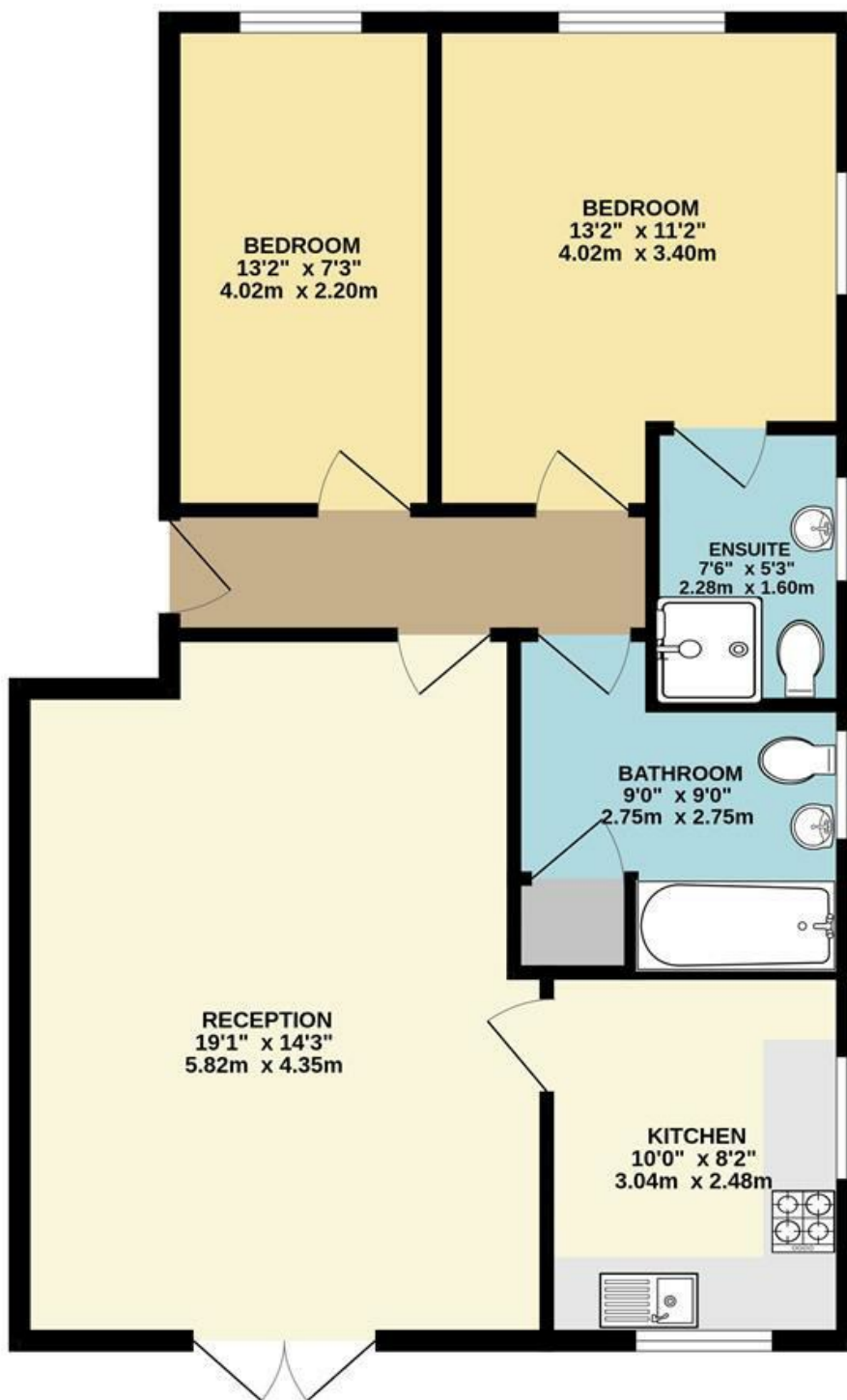
FURTHER PARKING & COMMUNAL GARDENS



SECURITY GATES:
Security Gates from Stafford Close.



GROUND FLOOR
726 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA : 726 sq.ft. (67.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.