



Keymer Road, Southgate  
£220,000

**MANSELL  
McTAGGART**  
Trusted since 1947

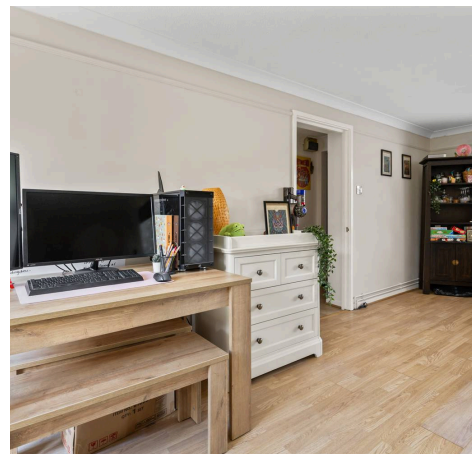




- Sought after location in Southgate, close to town centre and station
- Ground floor maisonette
- Attached, private rear garden
- Spacious living/dining area with French doors to rear garden
- One double bedroom with fitted storage
- Modern shower room
- NO ONWARD CHAIN
- Over 100 years left on the lease with low annual charges
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'B' and EPC 'C'

A fantastic opportunity to purchase a one bedroom ground floor maisonette with its own attached rear garden, located in a sought after area of Southgate, and just a short distance of both the town centre and train station and offered to the market with no onward chain.

Upon entering the property, there is an entrance hallway granting access to all rooms as well as two useful storage cupboards. The spacious 'L' shaped living/dining area is on your left with windows to front and French doors opening out to the rear garden, allowing in plenty of natural light to flow through the room. The living area provides ample space for a couple of sofas with the dining area suitable for a two-four seater dining table and chairs. This whole area measures just under 20ft in length by 12ft 10" wide. Adjacent to the dining area is the kitchen, which is fitted with a range of wall and base units incorporating cupboards and drawers with plenty of work surfaces over. There is an integrated oven with gas hob and extractor hood over with space and plumbing for a washing machine and fridge/freezer. In addition, there is pleasant views over the rear garden and a wall mounted boiler.





The bedroom also overlooks the rear garden and comes with built-in wardrobes plus some additional fitted storage around the placement of a bed.

Finally, there is a stylish shower room, which was recently replaced by the current owners to provide a large walk-in shower and wall mounted shower unit, low level WC, wash hand basin with storage beneath and an opaque window for good ventilation.

Externally, there is on street parking available as well as a parking space directly in front of the property, and although communal, has always been used by the sellers throughout their ownership.

Gated access leads to the private, enclosed rear garden, which is laid to lawn and patio with a brick wall surround. The aspect is south facing, making it a perfect place to relax and enjoy during the summer months.

#### **Lease Details**

Length of Lease: 103 years remaining

Annual Service Charge – £484.84

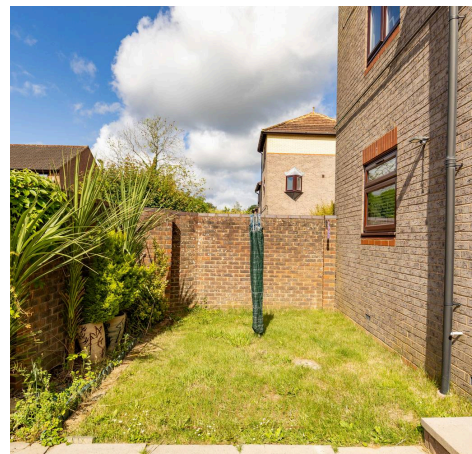
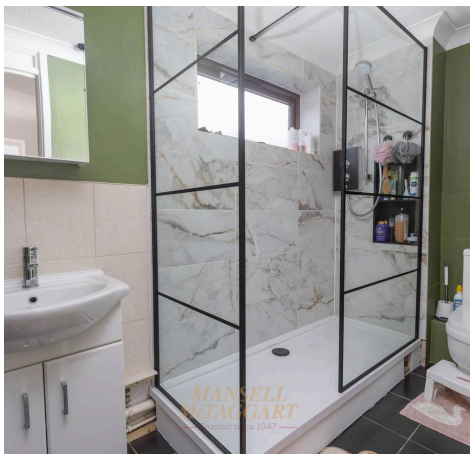
Service Charge Review Period – April

Annual Ground Rent – £10

Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.

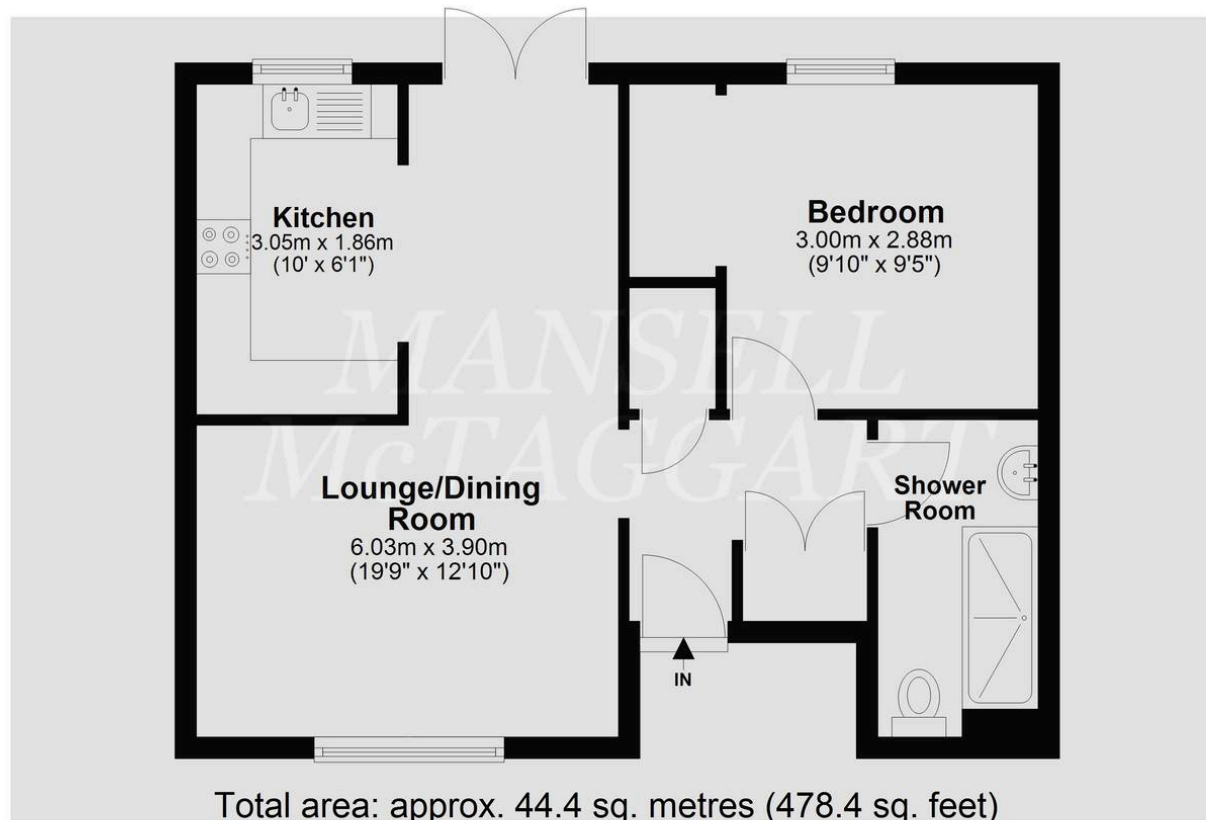
#### **Agents Note**

Under the Estate Agents Act 1979 we advise that the property is being sold by a relative of an employee of Mansell McTaggart.



## Ground Floor

Approx. 44.4 sq. metres (478.4 sq. feet)



Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.  
Plan produced using PlanUp.

## Mansell McTaggart Crawley

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