

Blake Court, N21

£260,000

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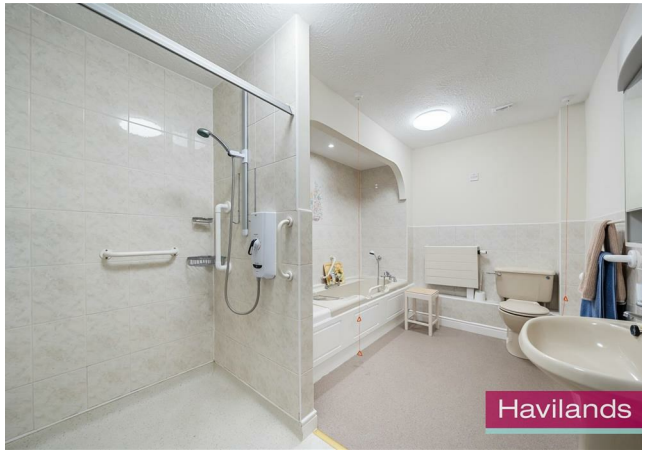


- Supported Luxury Independent Living For 65+ Within a Secure Gated Community
- Emergency Pull Cords and Intercom System
- Staffed 24 Hours
- Larger Than Average With Spacious Rooms Throughout
- Close To Reception and Social Areas (Via Lift). Onsite Residents' Dining Room and Lounge.
- Vibrant Community with Frequent Events.
- Fabulous Views and Beautiful Landscaped Gardens
- Nearby Amenities Include Large Sainsbury's, Pharmacy, GP Surgery, Golf Course, Parks.
- Onsite Residents' and Visitors' Parking Areas
- Short Distance from Transport Links (Local Buses, Piccadilly Line and Great Northern)

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

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Havilands are delighted to offer For Sale this spacious TWO BEDROOM, THIRD FLOOR RETIREMENT APARTMENT with lift access, located in Blake Court, a private gated retirement community within Highlands Village, N21. Offering 875 sq ft of living space, this bright and airy property is comprised of two double bedrooms, one large wet-room/bathroom, a lounge & separate kitchen with adjoining pantry area.

The property benefits from spacious rooms with plentiful storage, emergency pull cords throughout, and an intercom to 24/7 staff. It features a walk-in wardrobe, larder, and a large bathroom with a walk-in shower and additional bath. Conveniently located near the lift to reception and a residents' lounge/dining room, providing subsidised meals and an active social calendar. The Service Charge (set by residents) includes 1.5 hours' housekeeping services every week, plus other conveniences such as delivered meals, laundry service and wearable emergency alarms at a small additional charge.

Ideally situated within the private and peaceful Highlands Village, the property boasts landscaped gardens, stunning views and secure private parking, plus excellent transport links. Oakwood and Southgate Underground Stations (Piccadilly Line), and Grange Park (Moorgate approx. 30 mins) are close by, and various buses stop outside.

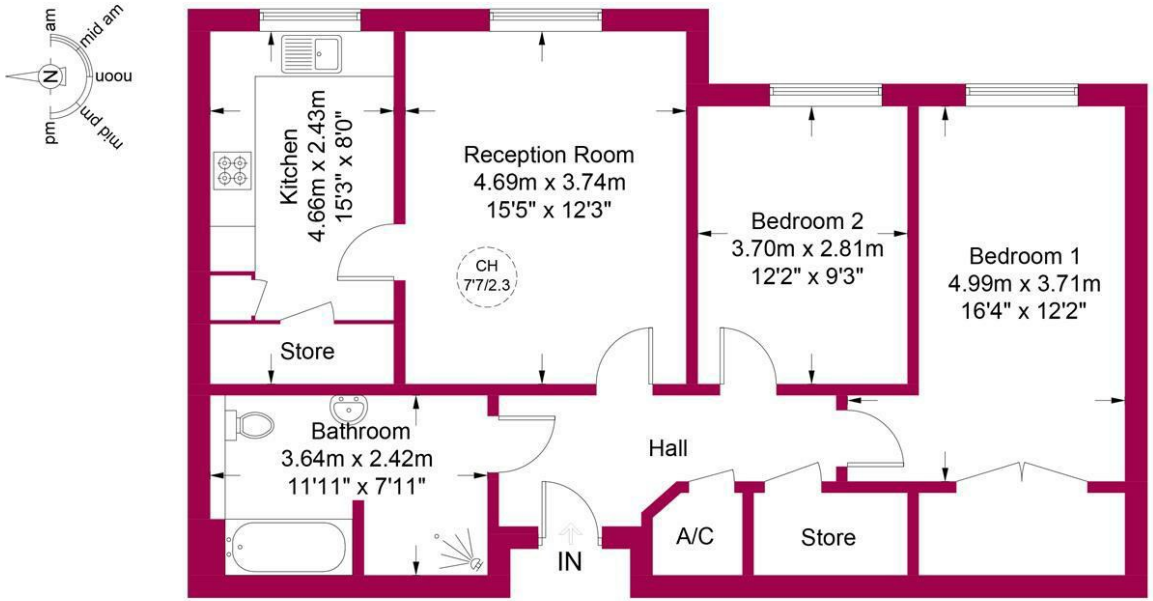
Local amenities include a large Sainsburys (0.1 miles), a pharmacy, a GP surgery, Enfield Golf Club and several other green spaces including Oakwood Park and Trent Country Park.

Exclusively for those aged 65+.
Tenure: Leasehold
Lease Remaining: 970 Years Remaining
Service Charge: £897.90/month, appx. £10,745 per year
Ground Rent: £0
Local Authority: Enfield
Council Tax Band: F (2026/27 £3126)
EPC: Currently 78C Potentially 79C

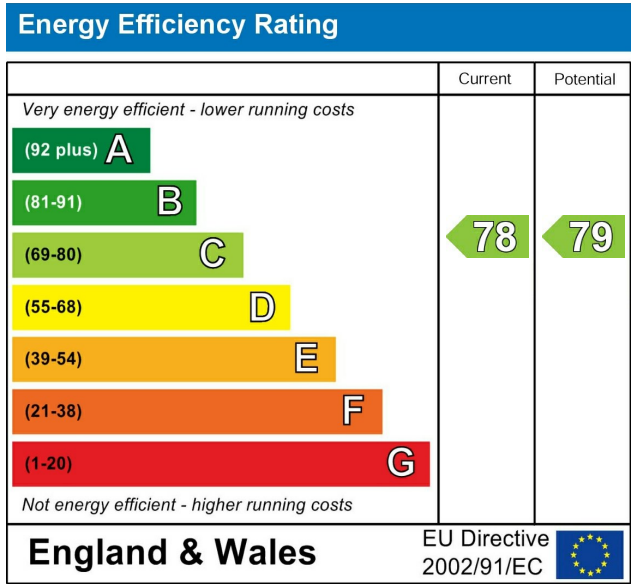
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Blake Court, N21 **Approximate Gross Internal Area** = 875 sq ft / 81.3 sq m



Third Floor



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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.

RICS Certified Property Measurer

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