

Castles



ASKING PRICE

£150,000

Meadow Walk, Meadow Drive

Muswell Hill, N10 1PL



PROPERTY SUMMARY

One-bedroom retirement apartment

Castles are delighted to offer for sale this light and spacious one-bedroom, first-floor retirement home. Nestled within the tranquil setting of The Paddock just off Meadow Drive and within a short walk to the amenities provided on Muswell Hill Broadway. Further comprising separate reception, kitchen and larger than average shower-room accessed from the bedroom and hallway.

The Paddock is a retirement dwelling with a host of regular social activities for residents and communal lounge and communal grounds. New residents are accepted from sixty years of age with various care packages available.

The Retirement Living Operator is Methodist Homes (MHA) and the property will be sold on a chain free basis.

Lease: 41 years - Expiry 1/4/2064

Current Service/Maintenance Charge: £9,047.88 per annum

Ground Rent: £338.40 per annum

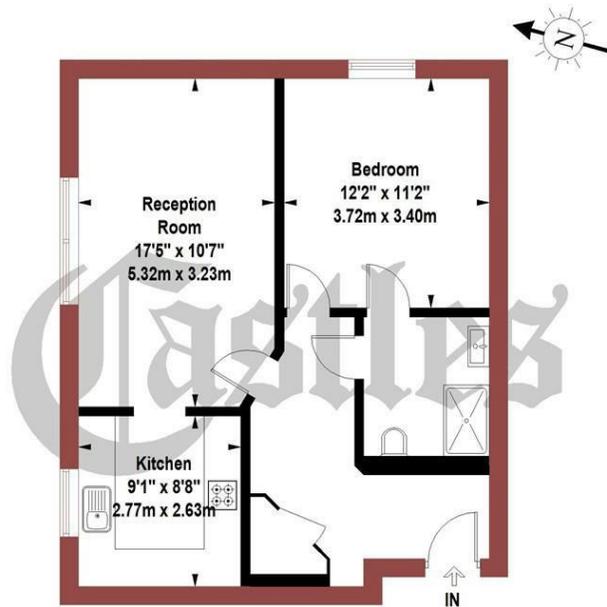
Local Authority: Haringey

Council Tax band: B





Approx. Gross Internal Area = 54.81 sq m / 590 sq ft



Second Floor

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

For a guide to the area please scan this code for more information



Flat - Retirement

Leasehold

Council:

Council Tax Band: B

Lease Remaining: n/a

Service Charge: n/a

Ground Rent: n/a

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

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OFFICE DETAILS

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 (ph1)	A		
81 (ph1)	B		
69 (ph)	C		
55 (ph)	D		
39 (ph)	E		
21 (ph)	F		
1 (ph)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	