



STAFFORD CLOSE, OAKWOOD, N14

Welcome to this charming ground floor apartment located in the desirable Stafford Close, Oakwood. This purpose-built flat, offers a modern living experience in a peaceful gated development, just a short level walk to Oakwood Station and the local parade.

It has been recently redecorated and features two well-proportioned bedrooms, with two bathrooms (1 being an en-suite to the main bedroom), a bright and inviting reception/dining room and separate well-fitted kitchen, whilst also benefitting from direct access to the communal gardens and allocated parking within this gated development.

The property is situated close to the beautiful Trent Country Park and is in close proximity of the area's excellent local schools.



ACCOMMODATION

- * GATED DEVELOPMENT * COMMUNAL ENTRANCE HALL * OWN ENTRANCE HALL * SPACIOUS 19FT RECEPTION ROOM * FITTED KITCHEN * 2 GOOD SIZED BEDROOMS * 2 SHOWER ROOMS, INCLUDING EN-SUITE SHOWER ROOM TO MAIN BEDROOM * DIRECT ACCESS TO COMMUNAL GARDENS * ALLOCATED PARKING SPACE * FURTHER VISITOR PARKING *
- * SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING, ENTRY PHONE SYSTEM, LONG LEASE *

PRICE: £430,000 LEASEHOLD

RECEPTION / DINING ROOM 19'1 x 14'3 (5.82m x 4.34m)

Double glazed French Doors to the rear. Laminate flooring, with spotlights & coving to the ceiling. Radiator. Access to the kitchen.



RECEPTION / DINING ROOM (pic 2)

A different aspect showing access to the kitchen and hallway.



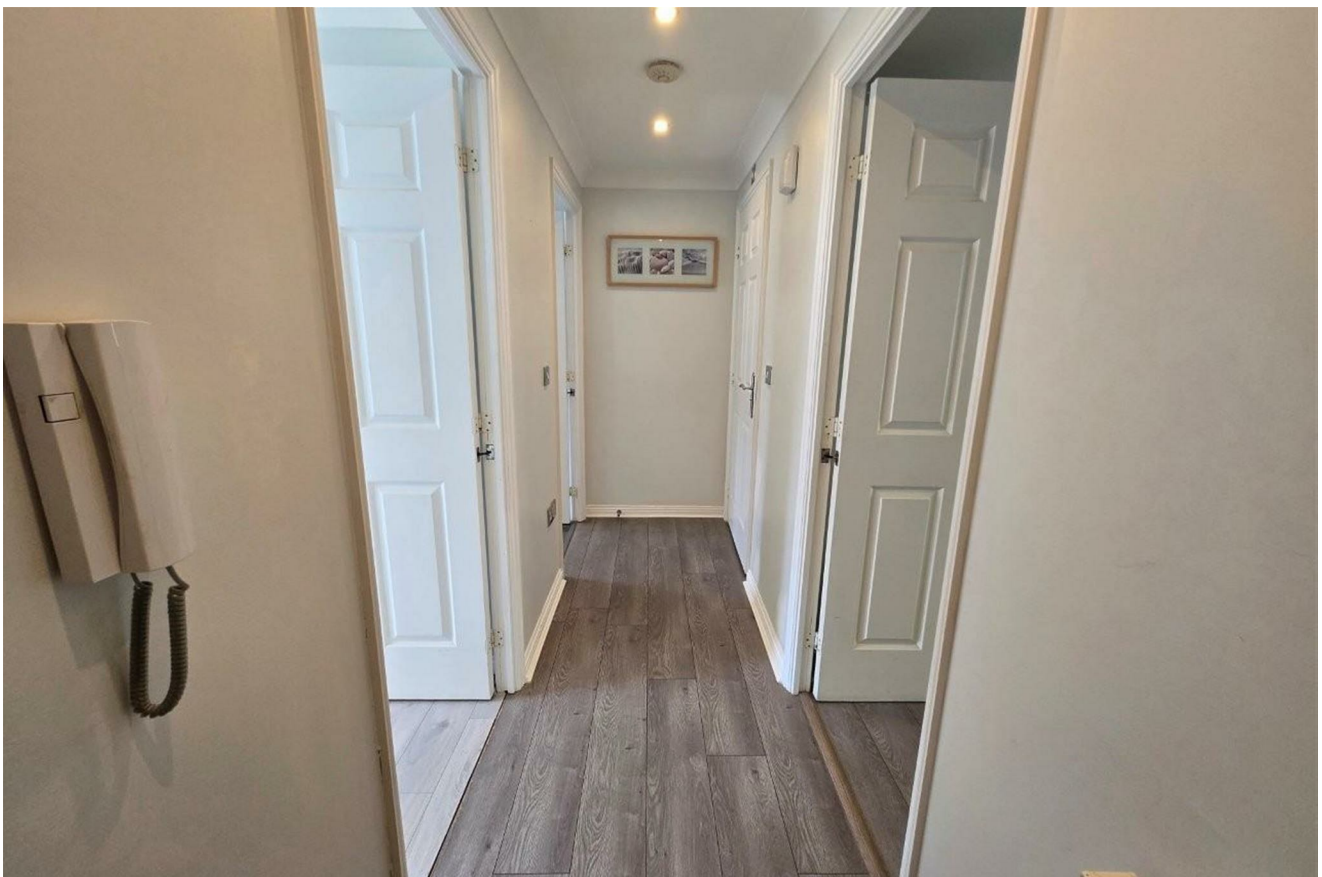
KITCHEN 10'0 x 8'2 (3.05m x 2.49m)

Double glazed window to the rear. Tiled flooring & splashbacks. White gloss wall & base units, undercounter oven with gas hob & stainless steel chimney hood above. Plumbed for washing machine & tumble drier. Integrated fridge freezer. Spotlights to the ceiling.



HALLWAY

Laminate flooring & access to bedrooms 1 & 2, the shower room & the 19ft reception room. Entryphone system & spotlights to the ceiling.



BEDROOM 1 13'2 x 11'2 (4.01m x 3.40m)

Double glazed window to the front with radiator beneath. Laminate flooring, fitted wardrobes, coving & spotlights to the ceiling.



BEDROOM 1 (pic 2)

A different aspect showing access to the en-suite shower room.



LUXURY EN-SUITE SHOWER ROOM 7'6 x 5'3 (2.29m x 1.60m)

Frosted double window to the side. Fully tiled, with glass shower cubicle, wall hung WC with chrome flush plate, wash hand basin with vanity unit beneath. Chrome fixtures & fittings.



BEDROOM 2 13'2 x 7'3 (4.01m x 2.21m)

Double glazed window to the rear with radiator beneath. Laminate flooring, fitted wardrobes, spotlights & coving to the ceiling.



LUXURY FAMILY SHOWER ROOM 9'0 x 9'0 (2.74m x 2.74m)

Frosted double glazed window to the side. Laminate flooring, fully tiled walls, large shower cubicle, wall hung WC with chrome flush plate, wall hung wash hand basin with drawers beneath and mirrored cabinet above. Spotlights to the ceiling.



COMMUNAL GARDENS



ALLOCATED PARKING

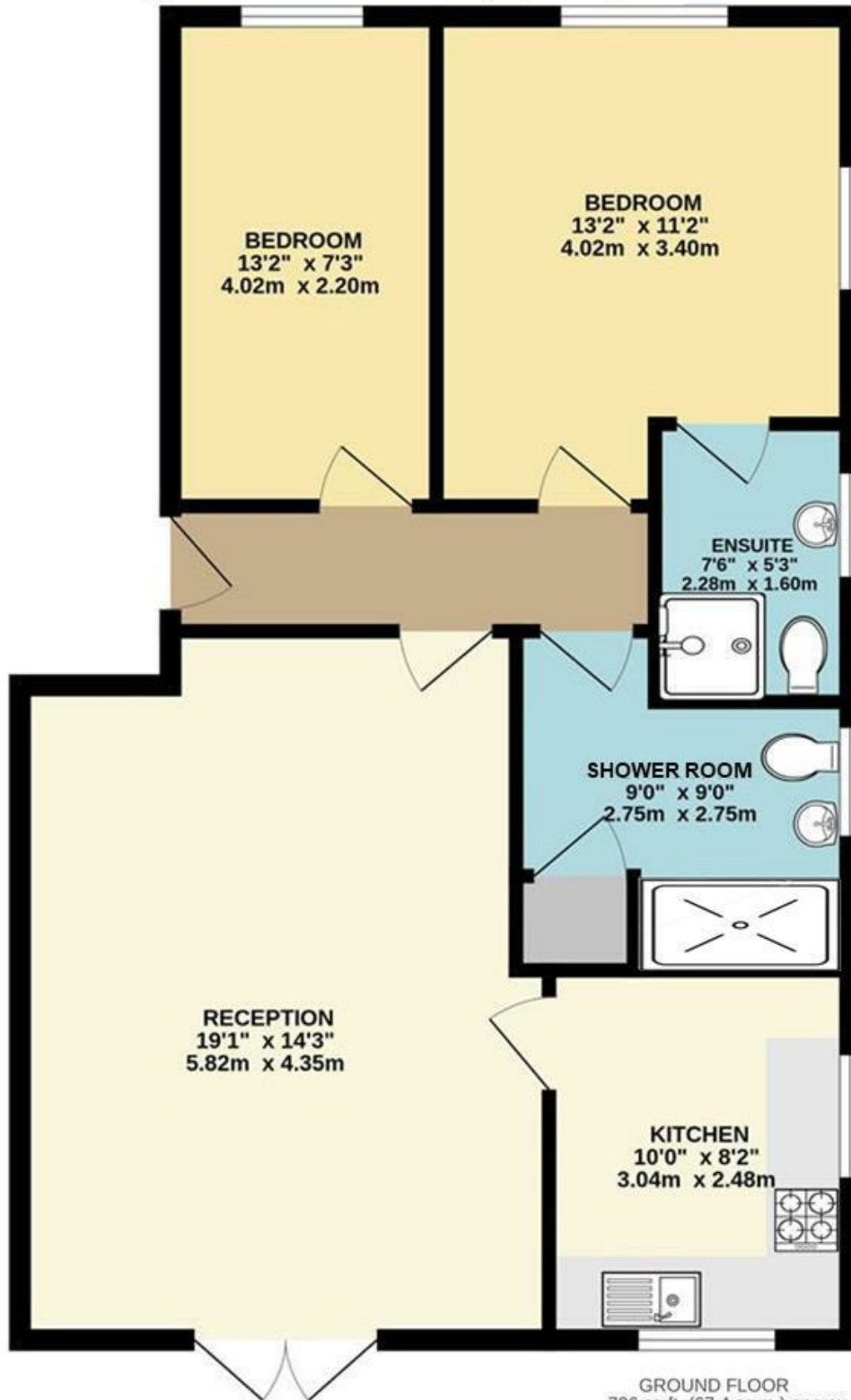


Woodville Court, Oakwood, N14

Total Internal Area: 726 sqft (67 sqm)

All measurements are approximate and are for illustrative purposes only.

Michael
Wright
Estate
Agents



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		76	76
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.