



Flat 29, Westwood Court Village Road, Enfield, EN1 2HQ  
£215,000

Lanes  
ESTATE AGENTS

# Flat 29, Westwood Court Village Road, Enfield, EN1 2HQ

Welcome to this delightful two-bedroom retirement apartment located in the serene setting of Westwood Court on Village Road, EN1. Situated on the second floor, this property offers a comfortable and convenient living space, perfect for those seeking a peaceful retirement lifestyle.

Upon entering, you will find a spacious reception room that provides a warm and inviting atmosphere. The apartment features two well-proportioned bedrooms, allowing for ample space for personal belongings and restful nights. The bathroom is thoughtfully designed to cater to the needs of its residents.

One of the standout features of this property is the lift access, ensuring ease of movement throughout the building. Residents can also enjoy the benefits of communal facilities, including a lounge where you can socialise with neighbours and gardens that offer a tranquil outdoor space to unwind.

For those with vehicles, communal parking is available, providing convenience for residents and their visitors. This apartment not only offers a comfortable living environment but also fosters a sense of community among its residents.

Westwood Court is ideally located, providing easy access to local amenities and transport links, making it a perfect choice for those looking to enjoy their retirement in a vibrant yet peaceful setting. This property is a wonderful opportunity for anyone seeking a retirement home that combines comfort, community, and convenience.



**Hallway**

**Lounge** 16'3" x 10'4" (4.95m x 3.15m)

**Kitchen** 7'3" x 6'7" (2.21m x 2.01m)

**Bedroom One** 13'2" x 8'8" (4.01m x 2.64m)

**Bedroom Two** 14'0" x 8'4" (4.27m x 2.54m)

**Bathroom** 6'8" x 5'7" (2.03m x 1.70m)

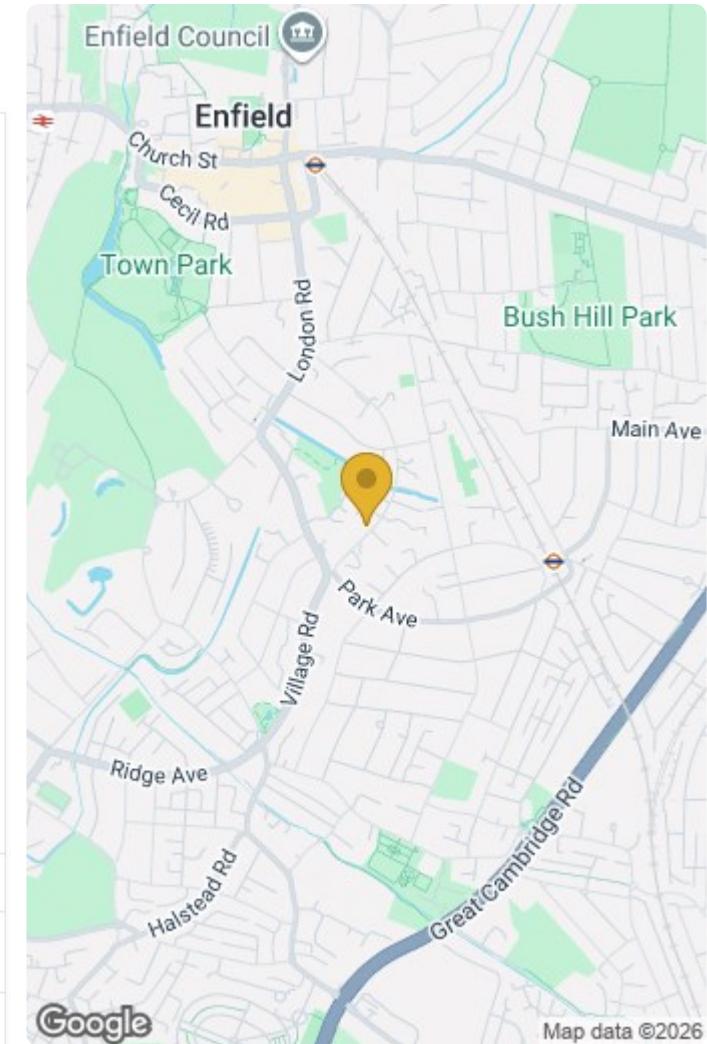
**Lanes Estate Agents Enfield Reference Number**

ET5282/AX/AX/AX/220825





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

**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.