



## SPRINGBANK, N21 1JF



### £400,000 Leasehold - Share of Freehold

- GROUND FLOOR PURPOSE BUILT APARTMENT
- TWO DOUBLE BEDROOMS
- RECEPTION ROOM WITH DOORS ONTO COMMUNAL GARDENS
- MODERN FITTED KITCHEN
- STYLISH BATHROOM
- COMMUNAL GARDENS
- ALLOCATED PARKING
- CLOSE TO SOUTHGATE UNDERGROUND STATION & WINCHMORE HILL TRAIN STATION
- SHARE OF FREEHOLD AND LEASE OF 974 YEARS REMAINING
- CHAIN FREE

## Property Details

Placed in the tranquil cul-de-sac of Springbank, Winchmore Hill, this charming ground floor flat offers a delightful blend of comfort and convenience. With two spacious double bedrooms, this purpose-built flat is perfect for individuals or small families seeking a peaceful retreat.

The reception room is a welcoming space, featuring doors that open directly onto the communal gardens, allowing for a seamless connection to the outdoors. This feature not only enhances the living area but also provides a lovely spot for relaxation or entertaining guests. The modern fitted kitchen is well-equipped, making it an ideal space for culinary enthusiasts to prepare meals with ease.

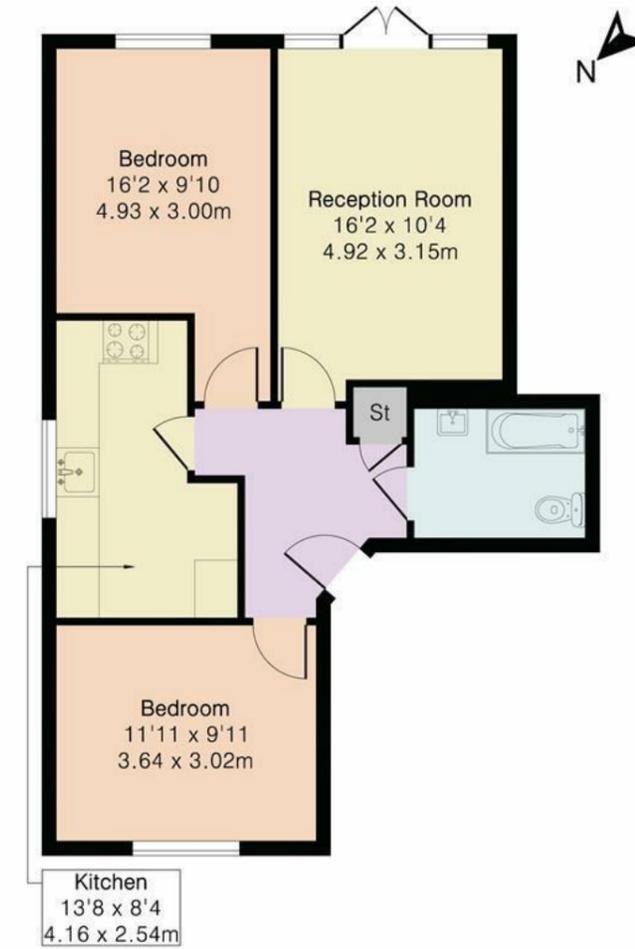
In addition to its appealing interior, the property comes with allocated parking, a valuable asset in the area. The location is particularly advantageous, as it is situated close to both Southgate Underground Station and Winchmore Hill Train Station, ensuring excellent transport links for commuting or exploring the vibrant city.

This fine home is also situated within walking distance to both Grovelands and Oakwood Parks.

This flat presents a wonderful opportunity for those looking to enjoy a comfortable lifestyle in a well-connected area. With its modern amenities and serene surroundings, it is a property not to be missed.



Approximate Gross Internal Area 652 sq ft - 61 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

