

Maplin Close, N21

2 1 1

Offers in the Region of £425,000 *Leasehold*

A generously proportioned ground-floor maisonette with a garage and off-street parking, set within a well-maintained private development just off the sought-after Eversley Park Road. The property is conveniently located within easy reach of several popular schools, including Eversley Primary School and Highlands School, both rated Outstanding by Ofsted, and Merryhills Primary School, rated Strong Standard.

Offering just over 800 sq. ft. of light and airy living accommodation, the property is accessed via its own front door, which opens into a welcoming entrance hall with useful built-in storage cupboards. The impressive reception room, measuring approximately 20'2" x 12'9", provides ample space for relaxing, dining and entertaining. A large window at one end enjoys lovely views over the communal garden, whilst a door provides direct access to the private terrace, an ideal spot to enjoy a morning coffee or breakfast during the warmer months while enjoying views over the extensive, well-maintained communal garden.





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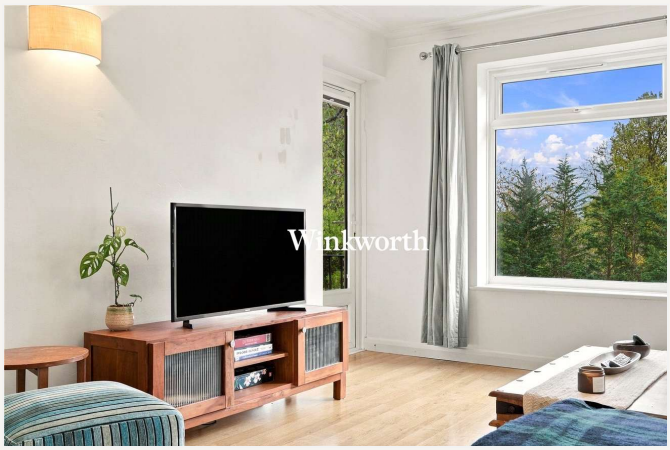
There is also a separate, contemporary-style fitted kitchen with ample wall and base units, and a spacious bathroom featuring a four-piece suite. The two bedrooms are situated at opposite ends of the hallway, with the large principal bedroom measuring approximately 14'4" x 10'11" and benefiting from fitted wardrobes and direct access to the terrace. Further benefits include double glazing and ample built-in storage.

We highly recommend an internal viewing to fully appreciate the generous proportions, attractive setting and convenient location of this lovely property.















MATERIAL INFO

Tenure: Leasehold
Remaining Lease Term: Circa 95 years
Service Charge: Approx. £1300 per annum
Ground Rent: £60 Annually (subject to increase)
Council Tax: London Borough of Enfield - Band D
EPC rating: C

Note:
Freehold
The seller expects a share of the freehold to be included in the sale, subject to solicitor confirmation.

Roof works
The seller advises that roof works are being considered, with timelines, costs and leaseholder contributions currently being explored.

Contact Winkworth for further details.

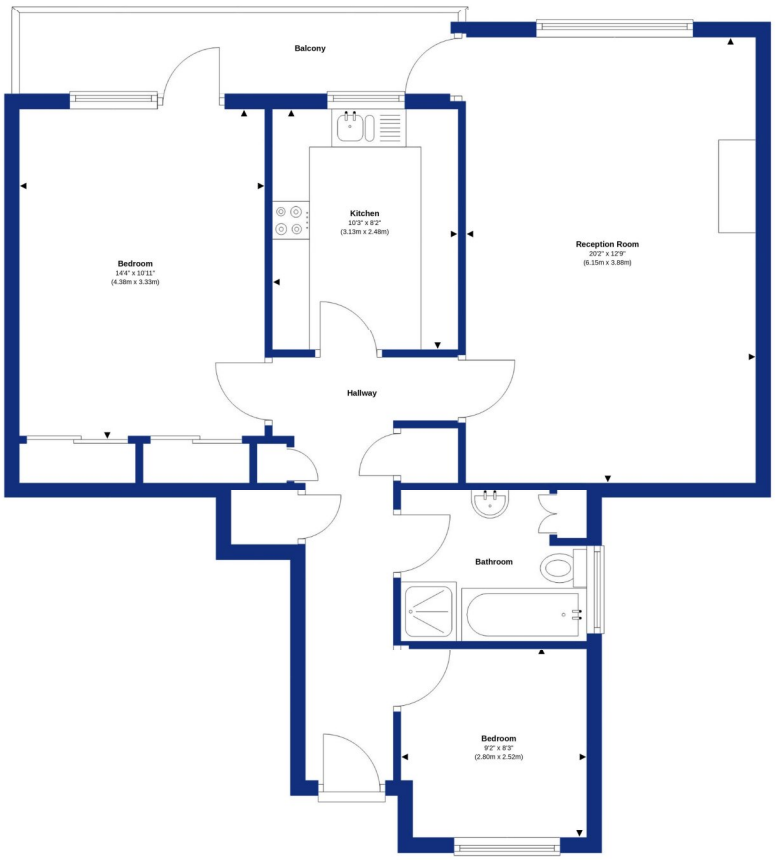
Maplin Close

Total area: approx. 814 sq. feet (75.7 sq. metres), excluding Balcony



Ground Floor

Approx. 814 sq. feet (75.7 sq. metres)
(excluding Balcony)



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and is responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
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Plan produced using PlanUp.

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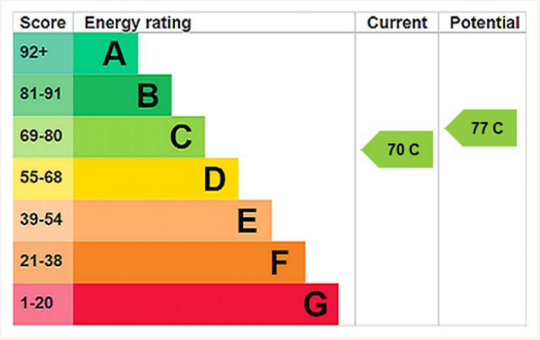

For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/PGN260314

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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