



## Apollo House, Broadlands Road, N6

£710,000 *Share of Freehold*

This superb, fourth-floor apartment is presented for sale in good decorative condition and comprises 773 sq. ft. living space featuring two large bedrooms and spacious reception room, of which, alongside the main bedroom has a light and sunny southerly facing orientation.

The property comes complete with a single lock-up garage, use of delightfully kept communal grounds and a share of freehold.



### KEY FEATURES

- 2 Bedrooms
- Reception Room
- Kitchen
- Bathroom
- Garage
- Lift-serviced Building
- Share of Freehold



Highgate

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#### MATERIAL INFORMATION:

**Tenure:** 150 year lease from 1st July 2021 with SHARE OF FREEHOLD.

**Service Charges:** 6.6667 % of yearly expenditure. This equated to £2,489.75 for 2024/25. This pays for a variety of items including building insurance, gardening, cleaning of communal parts, lift maintenance, management fees.

**Council Tax Band:** Haringey Council BAND E (£2,698.59 for 2025/26).

**Parking:** Private garage - Garage 13.

**Utilities:** Mains connected electricity, gas, water and sewerage.

**Broadband and Data Coverage:** According to Ofcom, Ultrafast Broadband services are available (Openreach and Virgin Media) with a good level of reception for mobile phones pending your service provider.

**Construction Type:** Brick and asphalt.

**Heating:** Gas central heating.

**Notable Lease Covenants or Restrictions:** Apollo House leases contain a Restrictive Clause preventing the ability to sub-let, therefore each flat can only ever be owner/occupied. The lease prevents the keeping of dogs, cats or any other animals. To keep the floors covered with carpet and underlay, other than the kitchen, bathroom and garage.





## ROOM DESCRIPTIONS

**Reception Room** - 15'11" x 13'9" (4.85m x 4.2m)

**Kitchen** - 10'2" x 8'11" (3.1m x 2.72m)

**Bedroom 1** - 15'10" x 11'3" (4.83m x 3.43m)

**Bedroom 2** - 13'3" x 6'2" (4.04m x 1.88m)

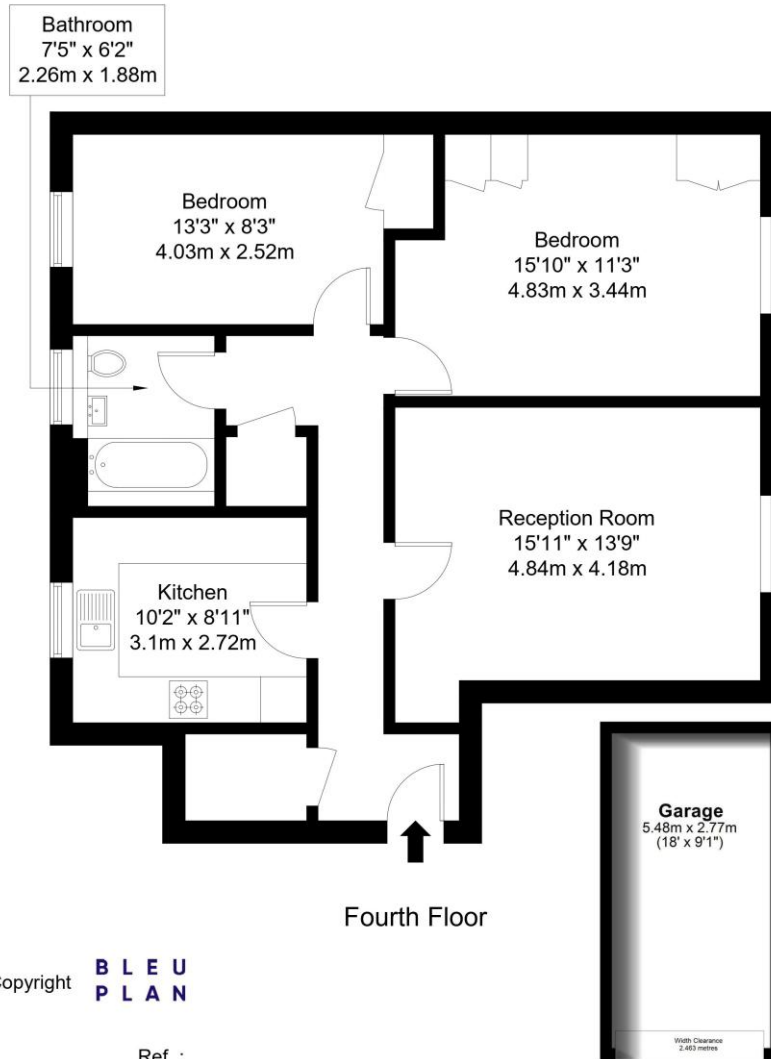
**Bathroom** - 7'5" x 6'2" (2.26m x 1.88m)

**Garage** - 18 x 9'1" (18 x 2.77m)



# Apollo House, N6 4AT

Approx Gross Internal Area = 71.8 sq m / 773 sq ft



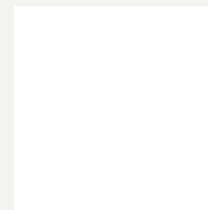
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Ref :

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. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



<https://www.winkworth.co.uk/sale/property/HGT250077>

All figures that are shown were correct at the time of printing.

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