



Flat

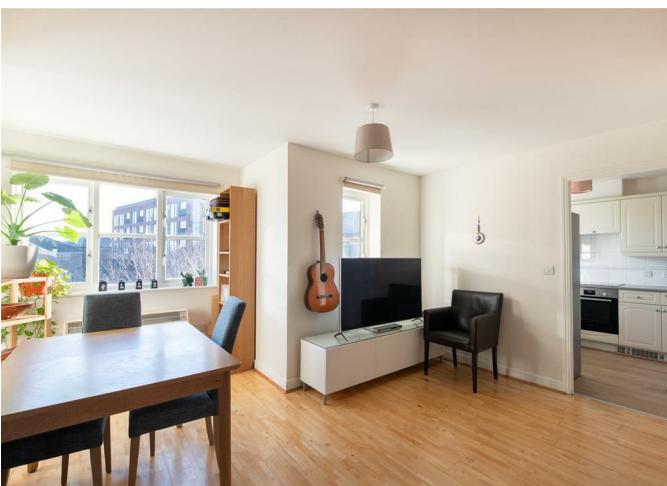
# FLAT 12, COLTSWOOD COURT, 3 PICKARD CLOSE, LONDON, N14 6JE

Asking Price

**£440,000**

## FEATURES

- Chain Free
- Allocated Parking Space
- Visitors Parking
- Separate Kitchen
- Gated Development
- Two Bedrooms & Two Bathrooms
- Separate Lounge/Diner
- Close to Southgate Tube



**RASH & RASH**

# 2 Bedroom Flat located in London

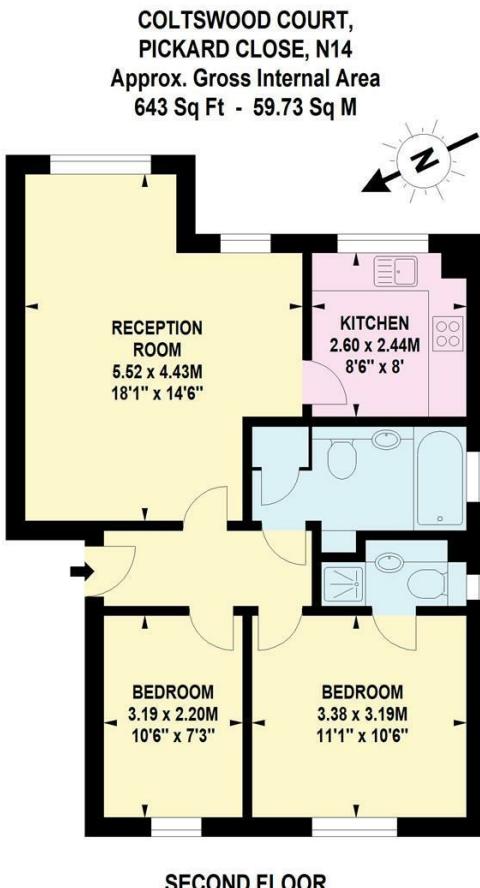
Offered chain free, this lovely two bedroom, two bathroom second floor apartment is set within a popular and exclusive gated development in the very heart of Southgate Town Centre.

The apartment offers approximately 643 sq ft (59.7 sq m) of internal living space and is presented as an ideal opportunity for first-time buyers, downsizers or investors alike.

Accommodation comprises a generous reception room measuring over 18 ft in length, providing ample space for both living and dining. The modern fitted kitchen is well laid out and benefits from good natural light. There are two bedrooms, with the principal bedroom enjoying the benefit of a private en-suite shower room, while the second bedroom is served by a separate family bathroom.

Further advantages include use of loft space, share of freehold with 978 year lease, allocated parking, additional visitor parking, and well-maintained communal grounds, all within the security and privacy of a gated development.

The property is exceptionally well located, positioned within the exclusive Pickard Close development, just a short walk from Southgate Underground Station (Piccadilly Line) and Southgate Bus



Call us on

**02088822828**

**info@rashand rash.com**

**https://www.rashand rash.com/**

**Council Tax Band**

**E**

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			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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