

LEASEHOLD



Flat - Retirement

# 28 AUSTEN COURT, 205 WINCHMORE HILL ROAD, LONDON, N21 1QN

Asking Price

# £130,000

## FEATURES

- Emergency Call Facilities
- On site Manager
- Door entiphone system
- Double Glazed
- Residents Parking
- Communal Lounge
- Landscaped Gardens
- Lift



# RASH & RASH

# 1 Bedroom Flat - Retirement located in London

**\*\* RETIREMENT FLAT \*\*** We are pleased to offer this bright and spacious one bedroom first floor retirement flat which is decorated to a very good standard in this very sought after development. Benefits include a large communal lounge with access to lovely secluded gardens, overnight guest suite, laundry room, lift and residents parking.

This attractive development is close to Southgate Tube Station, local amenities and shops in Southgate and offers good transport links with a bus stop just outside.



**First Floor**

Total approx floor area: 496.8 ft<sup>2</sup> (46.2 m<sup>2</sup>)  
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Call us on

**02088822828**

[info@rashandrash.com](mailto:info@rashandrash.com)

<https://www.rashandrash.com/>

**Council Tax Band**

**C**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	79	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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.

