

# NOVUS Residential

SALES  
LETTINGS  
MANAGEMENT

## HIGHLANDS VILLAGE, WINCHMORE HILL, N21



A very well presented two bedroom/two bathroom first floor apartment situated in a purpose built block within the desirable Highlands Village development. The accommodation, that extends to approximately 750 sq ft, comprises entrance hall with airing cupboard and door to: bay fronted reception room, separate appliance kitchen, principal bedroom with in-built wardrobes and shower en-suite, further double bedroom and family bathroom suite. The accommodation is presented in very good decorative order throughout and has contemporary kitchen and bathroom suites, wood flooring to principal rooms and, subject to obtaining the necessary consents, could possibly be amended to provide an additional bedroom. The property also benefits from an off-street parking space and is offered chain free.

McBurney Court is located at the entrance of Highlands Village, a very popular residential development located just off of Worlds End Lane. Highlands Village benefits from a Sainsbury's and pharmacy upon its central plaza and is well located for access to the shopping amenities of Chaseville Parade. The development is served by the W9 bus route that runs from Southgate Station (Piccadilly Line) to Enfield Town. Both Grange Park and Winchmore Hill Overground Stations (Thameslink) are easily accessible and these provide regular commuter access to London's Moorgate and Kings Cross Stations. Of particular note are the schools within very close proximity of the property to include Eversley and Merryhills Primary Schools and Highlands Comprehensive School.

**£365,000 (Subject to Contract)**

**LEASEHOLD**

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**PRS** Property  
Redress  
Scheme



**Council Tax - D £1,696 (ENFIELD)**







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Tenure: **Leasehold 102 years, (125 years from 1 January 1997)**  
Ground Rent: **TBC**  
Service Charge: **TBC**

**FIRST FLOOR**  
745 sq.ft. (69.2 sq.m.) approx.



**TWO BEDROOM, TWO BATHROOM APARTMENT**  
**TOTAL FLOOR AREA : 745 sq.ft. (69.2 sq.m.) approx.**

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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