

Pickard Close, London,

Offers Over: £425,000

Bairstow eves











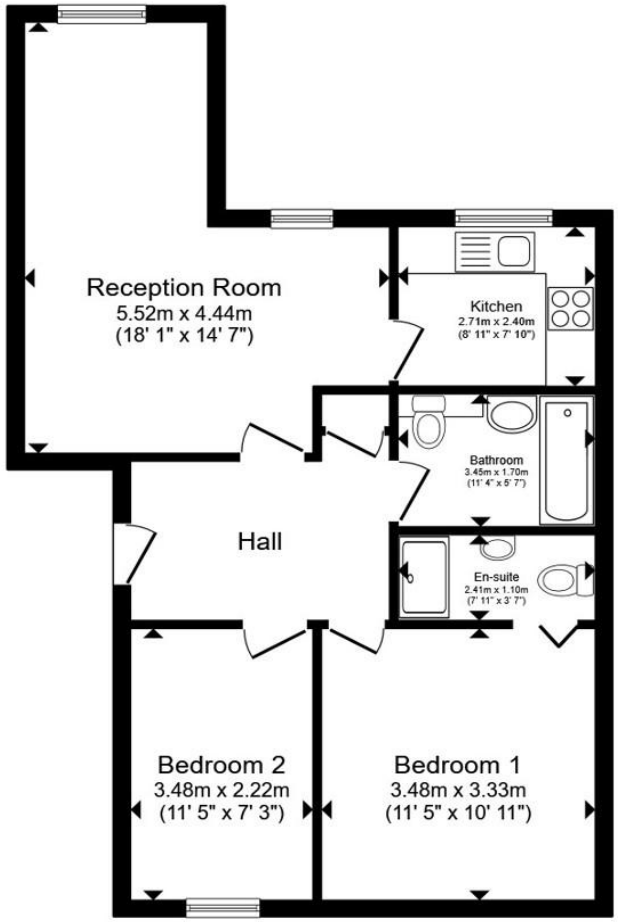


This well presented two bedroom, top-floor apartment offers bright and functional accommodation, set back in a very quiet location at the rear of a secure gated development providing enhanced peace and privacy. The property features a sizeable reception room with excellent natural light and ample space for relaxing, dining and entertaining, alongside a neatly arranged kitchen with plentiful storage and worktop space. Two well-proportioned bedrooms sit off the main hall, including a spacious master bedroom with its own en-suite, complimented by a modern family bathroom. The apartment's elevated position provides a serene outlook and the secure setting and intuitive layout make it ideal for first time buyers, downsizers or those seeking a comfortable pied à terre. With its inviting feel, generous proportions and scope to personalise, this is a home that truly rewards an in-person viewing. The property has two car parking permits allocated (one resident and one visitor) for use in the private car parks located immediately adjacent to the property with abundant parking spaces available. The property additionally benefits from superb transport links, with Southgate Underground Station (Piccadilly Line), offering easy access into Central London. Multiple bus routes in the area also ensure effortless local travel

Fernwood Court forms part of a very well maintained gated residential development tucked away just off Pickard Close. It offers residents a reassuringly secure and calm environment just moments from excellent local amenities. The location provides easy access to the numerous shops, cafés and conveniences of Southgate, as well as those of Oakwood & Cockfosters. The area is surrounded by attractive parks and green spaces, including Grovelands, Trent, Broomfield & Oakwood Parks, all ideal for leisure and outdoor activities. Well-regarded local schools and a friendly community atmosphere further enhance the appeal, making this an excellent choice for buyers seeking comfort, connectivity and convenience.



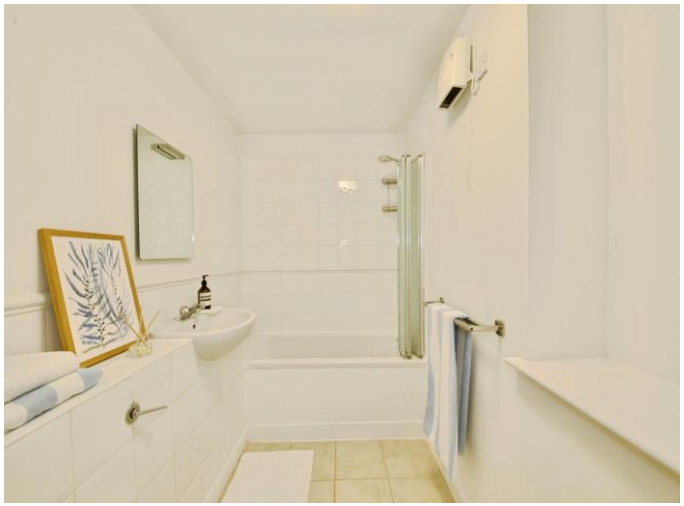




Total floor area 58.3 m² (627 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **E**

Tenure: **Share of Freehold**

Service Charge: Circa **£2,500**

Years Left on Lease: **992**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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