



## 2 bed retirement property to buy in N12

Sandringham Gardens, North Finchley, London, N12 0PL

**£280,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Off Street parking

## Property features

- ✓ Two-bedroom ground floor retirement apartment
- ✓ Spacious reception room and fitted kitchen
- ✓ Well-maintained retirement development
- ✓ Walking distance to North Finchley High Road amenities
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £280,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

A well-presented two-bedroom ground floor retirement apartment situated within a sought-after retirement development in North Finchley. The property offers well-balanced accommodation comprising a spacious reception room, fitted kitchen, two good-sized bedrooms, and a bathroom, all designed to provide comfortable and practical living.

Ideally located just a short distance from North Finchley's High Road, residents have easy access to a wide range of amenities including supermarkets, pharmacies, cafés, restaurants, banks, and medical facilities. Excellent transport links are available nearby, with West Finchley Underground Station (Northern Line) within walking distance, providing direct access to Central London.

This attractive apartment combines the benefits of retirement living with excellent local amenities and transport connections, making it an ideal choice for those looking to enjoy an active and independent lifestyle.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: E

Tenure: Leasehold

Length of Lease: 86

Annual Ground Rent Amount: £100.00

Annual Service Charge Amount: £3,360.00

Price: Starting Bid £280,000

Property Type: Retirement property

Parking: Off Street

Year built: 1987

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: Yes

Required access: No

Heating: Gas

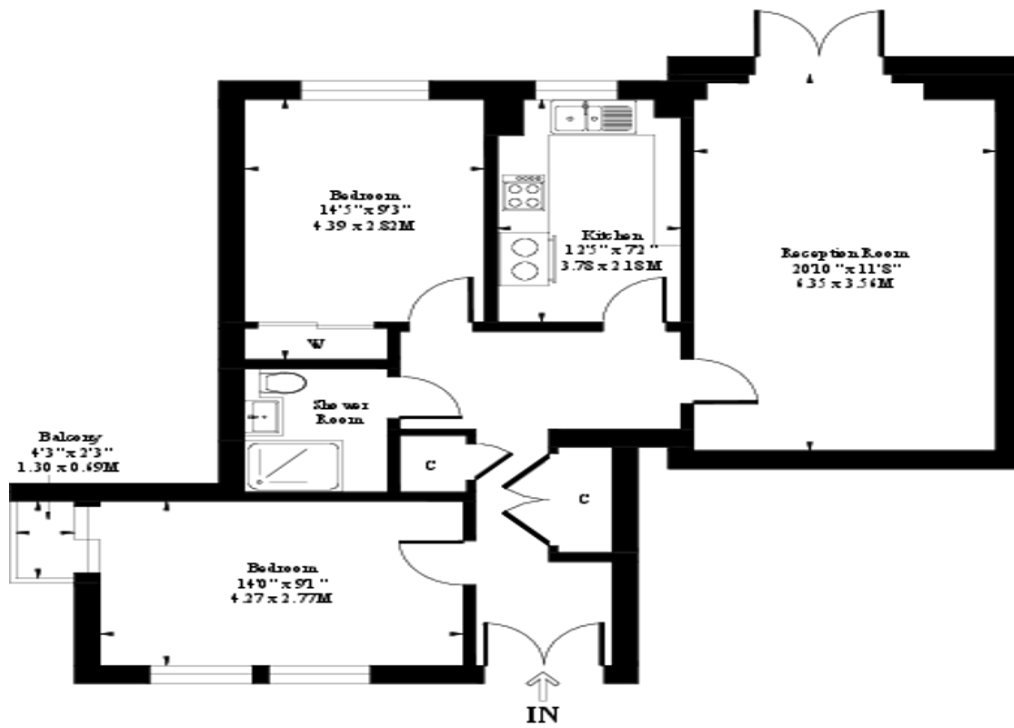
Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good

## Hamilton Square N12



**Ground Floor**

**Approx. Gross Internal Area 795 Sq. Ft / 73.86 Sq. M**

*Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy. However, all measurements are approximate. The floor plan is illustrative purposes only and is not to scale.*

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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