

37 Bishops View Court

24a Church Crescent, Muswell Hill, London, N10 3NQ



PRICE: £275,000

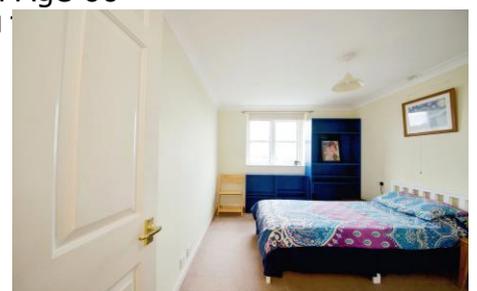
Lease: 125 years from 1997

Property Description:

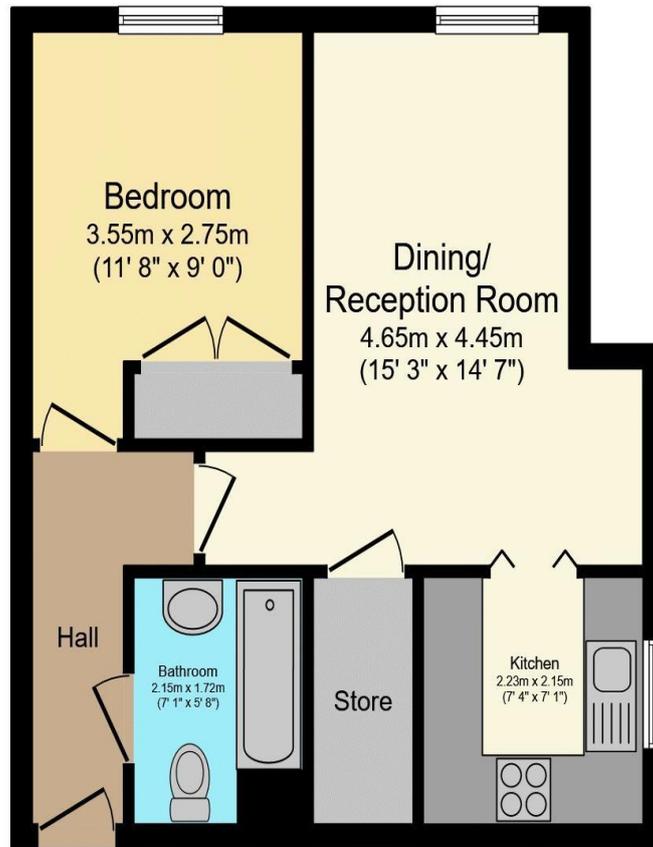
A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE FIFTH FLOOR

Located in a sought-after block in the heart of Muswell Hill, in a quiet, airy location, just minutes from vibrant Muswell Hill Broadway with its supermarkets, restaurants, cafes and shops, this bright, well-laid out one-bedroom flat enjoys far reaching views over the London skyline and well-maintained communal gardens. Bus routes to stations at Highgate and Finsbury Park provide easy access into town, the 102 bus route includes the Brent Cross shopping centre and the delightful green spaces of Highgate Wood, Queens Wood, Alexandra Park and Palace and Parkland Walk are close by. Bishops View Court benefits from the services of a resident Development Manager, who can be contacted from various points within each property in the case of emergency. For periods when the Development Manager is off duty there is a 24-hour emergency call system. It is a condition of purchase that single residents must be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding Event Fees that may apply to this property.

- ❖ Resident's Parking
- ❖ In house Development Manager
- ❖ Lift to all floors, Residents' lounge
- ❖ Guest Suite
- ❖ Communal Laundry
- ❖ Video door entry system (linked to owner TV) with coded access for carers via Careline
- ❖ Hairdressing/Chiropractic Treatment Room
- ❖ Minimum Age 60



**For more details or to make an appointment to view, please contact
Mandy Bolwell**



Total floor area 40.6 m² (437 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).
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31/8/24

Annual Ground Rent:

£559.46

Ground Rent Period Review:

Next Uplift 2041

Annual Service Charge:

£4,199.36

Council Tax Band:

D

Event Fees:

1% Transfer

1% Contingency

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

Retirement Homesearch Limited, Registered Office:
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
Registered in England No. 3829469



These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.