



## HEDDON COURT, COCKFOSTERS ROAD, COCKFOSTERS, EN4

A LARGER THAN AVERAGE 2 BEDROOM MANSION STYLE FIRST FLOOR APARTMENT SITUATED IN THE HEART OF COCKFOSTERS & OFFERED IN 'SHOW HOUSE' CONDITION, Having Been Totally Refurbished Internally by the Current Vendor.

There is a Spacious Reception Room with Double Glazed Sash Windows and Wood Flooring, Fitted Wardrobes in Both Bedrooms, also with Wood Flooring, a Luxury Fitted Kitchen/Diner and a Remodelled Bathroom. There is also a Long Hallway with Wood Flooring. The Whole Apartment is Fully Double Glazed and is Served by Gas Central Heating. There are High Ceilings.

Situated on Cockfosters Road with it's own Front Entrance and is literally a Minute from Shops, Buses & Restaurants, Whilst Cockfosters Tube Station (Picc. Line) and Trent Park are Just a Very Short Walk Away. Also in the Catchment for Good Schools.  
Viewings Highly Recommended.



### ACCOMMODATION

- \* ENTRANCE WITH WIDE STAIRS TO FIRST FLOOR \* OWN ENTRANCE HALL \* SPACIOUS RECEPTION ROOM \* 2 BEDROOMS - BOTH WITH FITTED WARDROBES \* LUXURY FITTED KITCHEN/DINER \* MODERN BATHROOM \* LONG HALLWAY \*
- \* SERVICES: GAS CENTRAL HEATING \* FEATURES: DOUBLE GLAZING, WOOD FLOORING, HIGH CEILINGS \* 900+ YR LEASE \*

**PRICE: £390,000 LEASEHOLD**

**RECEPTION ROOM 15'5 x 13'0 (4.70m x 3.96m)**

**2 x Double Glazed Georgian Style Sash Windows, Wood Flooring, Radiator, Spotlights and Space for dining area.**



**LUXURY FITTED KITCHEN: PIC. 1 10'10 x 8'8 (3.30m x 2.64m)**

**Luxury Fitted Kitchen/Diner with Modern Floor & Wall Units, inset Sink with Mixer Taps, Gas Hob, Built Under Oven, Integrated Dishwasher, Breakfast Bar. Double Glazed Window to Rear & Double Glazed Door, Spotlights.**



**LUXURY FITTED KITCHEN: PIC. 2**



**BEDROOM 1: 16'4 x 10'11 (4.98m x 3.33m)**  
**Double Glazed Window to Rear, Good Quality Fitted Wardrobes, Radiator, Spotlights.**



**BEDROOM 2: 8'8 x 7'9 (2.64m x 2.36m)**  
**Multi-Purpose Room with Fitted Wardrobe, Double Glazed Window to Side, Radiator, Spotlights.**



**LUXURY BATHROOM:**

**Large Walk in Shower, Pedestal Wash Hand Basin with Mixer Taps, Low Flush WC., Chrome Heated Towel Rail, Double Glazed Frosted Window, Spotlights.**

**ENTRANCE HALL: PIC. 1**

**A Very Long Entrance Hall & Corridor with Wood Flooring & Storage Cupboard. Spotlight. Access to All Rooms.**



**ENTRANCE HALL: PIC. 2**



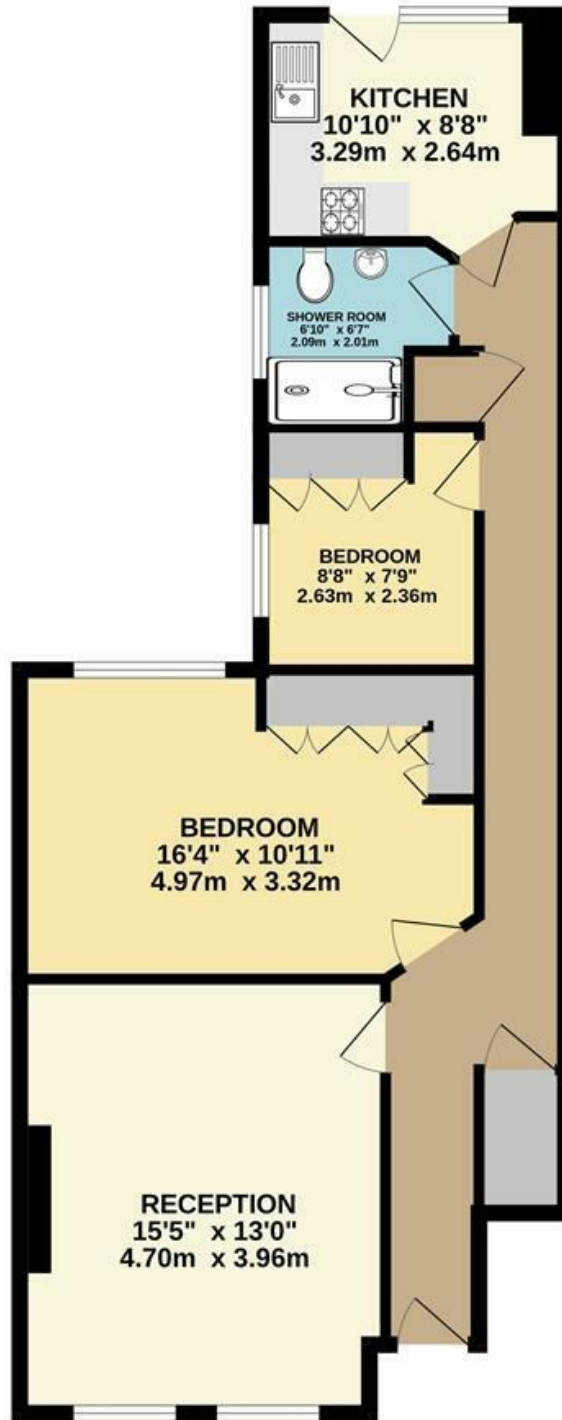
**ENTRANCE TO FLAT:**



**OUTLOOK TO FRONT:**



GROUND FLOOR  
719 sq.ft. (66.8 sq.m.) approx.



TOTAL FLOOR AREA : 719 sq.ft. (66.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	76	81
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.