



SAFFRON COURT, EBONY CRESCENT, COCKFOSTERS, EN4

MICHAEL WRIGHT ARE PLEASED TO OFFER FOR SALE THIS BRIGHT, SPACIOUS, WELL PRESENTED 3 DOUBLE BEDROOM & 2 BATHROOM APARTMENT SET ON THE SECOND FLOOR IN THIS LUXURY DEVELOPMENT. THERE IS A SPACIOUS 28ft LOUNGE/DINER OPEN PLAN TO THE LUXURY & WELL FITTED KITCHEN WITH INTEGRATED APPLIANCES.

This Particular Apartment Has a 31ft BALCONY OFF THE RECEPTION ROOM & RUNNING THE LENGTH OF THE APARTMENT TO THE MAIN BEDROOM. The Block is Serviced by an Entry Phone System and offers access via a Lift to All Floors. There are Communal Gardens, a Play Area & Guest Parking (by use of Parking Permits).

Bollingbroke Park is a well-designed and leafy development of Luxury Apartments & Town Houses, Conveniently Located for Cockfosters Tube Station (Picc. Line), Shops, Restaurants and Good Schools for All Ages. There are Various Bus Route with Connections to Barnet, Enfield, Southgate & Potters Bar. Viewings are Highly Recommended.



ACCOMMODATION

* ENTRANCE HALL WITH LARGE STORAGE CUPBOARDS * SPACIOUS 28FT LOUNGE/DINER LEADING TO A 31FT BALCONY WITH LEAFY OUTLOOK * OPEN PLAN LUXURY FITTED KITCHEN * 3 DOUBLE BEDROOMS * 2 BATHROOMS - 1 EN SUITE * 20FT INTERNAL HALLWAY * COMMUNAL GARDENS *

* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING * ENTRY PHONE SYSTEM * LIFT TO ALL FLOORS *

PRICE: £580,000 LEASEHOLD

ENTRANCE

Large Inviting Entrance Hall, Solid Front Door with Peep Hole. 2 Large Storage Cupboards, One with Plumbing for Washing Machine and housing the heating system, Wood Flooring. Access to All Rooms.

HALLWAY 20' long (6.10m long)

Stretching across the internal width of the apartment, with Wood Flooring and Spotlights and doors leading to



**LOUNGE / DINER 28'4 x 16'6 narrowing to 11'5 (8.64m x 5.03m narrowing to 3.48m)
With Double Glazed Windows to 3 Sides, Large Full Height Window to Side with Leafy Outlook and Double Glazed
Door to the 31ft Balcony, Wood Flooring, spotlights. Open plan to the Kitchen.**



LOUNGE / DINER (pic 2)



OPEN PLAN KITCHEN

Well Fitted with Grey Gloss Handleless Floor & Wall Units with Under Counter Lighting, White stone worktops with Inset Sink and Mixer Taps, Induction Hob with Extractor Over, Double Built in Oven & Microwave and Integrated Fridge/Freezer. Fully tiled Floor.



LONG BALCONY 31'9 x 4'8 (9.68m x 1.42m)
Sunny Aspect and Leafy Outlook with Composite Decking & Wall Lights.



BEDROOM 1: PIC. 1 22'0 x 9'1 (6.71m x 2.77m)

Double Glazed Door to Balcony, Carpeted, Spotlights, Fitted Sliding door Wardrobes, Recessed Area Suitable for use as Study, 2 x Double Radiators. Door to En Suite Shower Room



BEDROOM 1: PIC. 2



EN-SUITE SHOWER ROOM 6'7 x 5'0 (2.01m x 1.52m)
Fully Tiled with a large walk-in Shower Cubicle, WC & Basin with mirror above.



BEDROOM 2 11'6 x 11'1 (3.51m x 3.38m)
A Double Bedroom with Carpet, Spotlights Double Radiator and Double Glazed Window Overlooking Balcony.



BEDROOM 3 11'6 x 11'1 (3.51m x 3.38m)

A Double Bedroom with Carpet, Spotlights Double Radiator and Double Glazed Window Overlooking Balcony.



MAIN BATHROOM 6'10 x 6'7 (2.08m x 2.01m)

Fully Tiled with a Modern Bathroom Suite including Bath with Thermostatic Shower and Glass Shower Screen, WC & Basin with mirror above.



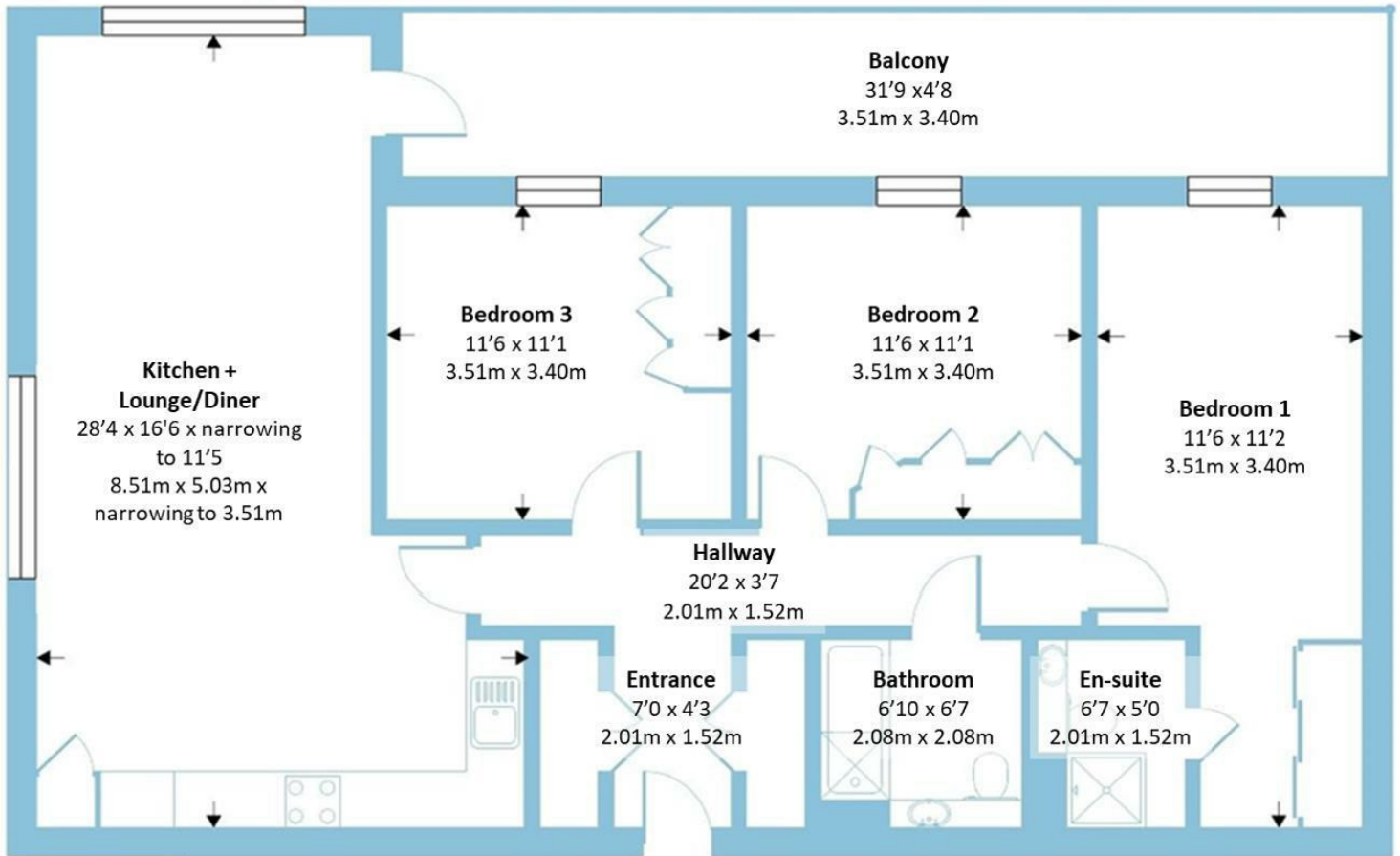
COMMUNAL GARDENS



Saffron Court, Ebony Crescent, Cockfosters EN4

Total area: 1044sqft (97sqm)

All measurements are approximate and are for illustrative purposes only.



SECOND FLOOR

Energy Efficiency Rating	
Current	Potential
89	89

Very energy efficient - lower running costs

(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC



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.