



BRAEMORE COURT, COCKFOSTERS ROAD, COCKFOSTERS, EN4

Welcome to Braemore Court in the charming area of Cockfosters! This top-floor mansion-style flat boasts two bedrooms, a spacious reception room, fitted kitchen/diner and a modern bathroom. There is a long hallway that adds a touch of elegance and space to the property. With extra security measures in place, you can rest assured that your peace of mind is a top priority.

Conveniently located just a minute away from buses and shops, this property offers both comfort and accessibility. Whether you're looking to relax in the comfort of your new home or explore the bustling local amenities, this flat provides the perfect balance of tranquillity and convenience.

Added advantage of this particular flat is that not only are there security gates at the entrance, but there is also a further security door on the first floor landing, with stairs to 2nd floor and a large stained glass window, leading to only 2 flats.

This bright and attractive property is ideal for a professional couple, young family, a downsizer, or even an investor.



ACCOMMODATION

- * COMMUNAL ENTRANCE WITH SECURITY GATES * FURTHER SECURITY DOOR SERVING JUST 2 FLATS TO THE 2ND FLOOR LANDING * LONG ENTRANCE HALL * SPACIOUS RECEPTION ROOM WITH 3 SASH WINDOWS TO FRONT * FITTED KITCHEN/DINER * BATHROOM *
- * SERVICES: GAS CENTRAL HEATING * FEATURES: PART DOUBLE GLAZING + SECONDARY GLAZING *

PRICE: £385,000 LEASEHOLD

ENTRANCE HALL: PIC 1:
A bright and airy entrance hall leading to all rooms in the property.



ENTRANCE HALL: PIC 2:
Showing a different aspect, leading to bedroom 1.



LIVING ROOM: PIC 1:

A bright and spacious living room which is currently partitioned to create a third bedroom space. The room has three large sash windows, letting in lots of natural light



LIVING ROOM: PIC 2:

Showing a different aspect. The room has three large sash windows.



FITTED KITCHEN: PIC 1:
Large fitted kitchen with space for a dining table, featuring well-appointed base and wall units.



FITTED KITCHEN: PIC 2:
Fitted kitchen with gas hob and double glazing. A large space, big enough to include a dining table and chairs. Ample counter space for cooking and dining.



BEDROOM 1: PIC 1:
A large, bright double bedroom with double glazing.



BEDROOM 1: PIC 2:
A well proportioned double bedroom with ample space for storage.



BEDROOM 2:

A bright and spacious second bedroom which could be potentially be used as an office, hobby room or bedroom.

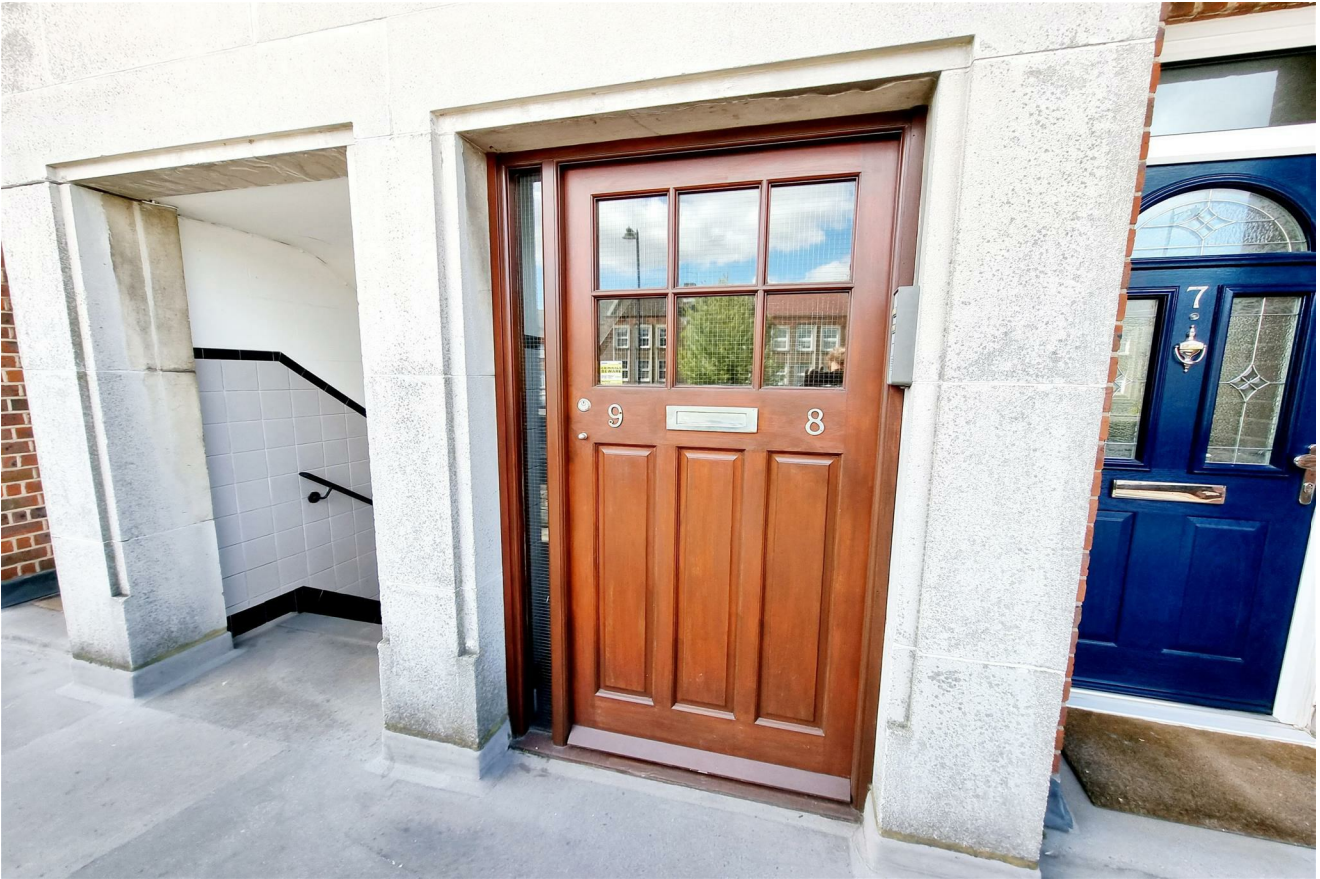


BATHROOM:

Partially tiled bathroom with wash hand basin with mixer taps & storage above, low flush WC, double glazed window.



FRONT ENTRANCE:
Front door servicing two properties.



OWN FRONT DOOR:
With a communal hallway used by only two properties.



EXCLUSIVE STAIRCASE:
Servicing just two properties. with stained glass window.



REAR ENTRANCE VIEW:
Looking out towards local, green gardens. a quiet and relaxing view.



FRONT ASPECT VIEW:
Looking out into the heart of Cockfosters and all its amenities.



Braemore Court, Cockfosters EN4

Approximate Area: 796sqft (74sqm)

Measurements are approximate & are for illustrative purposes only.



Energy Efficiency Rating	
Current	Potential
44	73
<small>Very energy efficient - lower running costs</small> <small>Very energy inefficient - higher running costs</small>	
<small>EU Directive 2002/91/EC</small>	

Environmental Impact (CO ₂) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO2 emissions</small> <small>Not environmentally friendly - higher CO2 emissions</small>	
<small>EU Directive 2002/91/EC</small>	



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.