



## COCKFOSTERS ROAD, COCKFOSTERS, EN4

RETIREMENT FLAT, AVAILABLE TO OVER 60s.

A LARGER THAN AVERAGE, BRIGHT & SPACIOUS 1 DOUBLE BEDROOM SECOND FLOOR FLAT WITH THE BENEFIT OF A LIFT, COMMUNAL GARDENS & RECREATIONAL FACILITIES. SITUATED BEHIND SECURITY GATES WITH VISITOR OFF STREET PARKING. ALL WITHIN A LEVEL WALK OF SHOPS, BUSES, PICCADILLY LINE TUBE, RESTAURANTS & OTHER LOCAL AMENITIES.

The Actual Flat has a Spacious Lounge/Diner, Fitted Kitchen, Double Bedroom & Modern Bathroom.

Other Facilities in the Modern Block Include Lift to all floors, Communal Laundry Room & Warden Assistance. Pull Cords in the Bedroom & Bathroom. Lease was extended to add 90 years, so is now 166 years.

Available Immediately & Chain Free to Anyone Over 60 Years Old.



### ACCOMMODATION

\* RETIREMENT FLAT \* OVER 60S ONLY \* COMMUNAL ENTRANCE HALL \* COMMUNAL LOUNGE & DINING ROOM \* COMMUNAL KITCHEN FOR AFTERNOON TEAS \* DOUBLE GLAZED CONSERVATORY \* COMMUNAL GARDENS \* COMMUNAL WASHROOM \* GENERAL GATED OFF STREET PARKING \* LEASE EXTENDED TO 166 YEARS \*

ACTUAL FLAT: LOUNGE/DINER, FITTED KITCHEN, DOUBLE BEDROOM, BATHROOM, ENTRANCE HALL.

\* SERVICES: NIGHT STORAGE HEATERS \* FEATURES: DOUBLE GLAZING, GATED TO FRONT, LIFT TO ALL FLOORS \* WARDEN ASSISTED \*

**PRICE: £225,000 LEASEHOLD**

**ENTRANCE HALL 8'0 x 6'10 (2.44m x 2.08m)**

**Carpeted and neutrally decorated with electric storage heater, intercom, a coat/storage cupboard and access to the bedroom, bathroom and reception.**



**RECEPTION ROOM 16'3 x 11'11 (4.95m x 3.63m)**

**Double Glazed window to front with an electric radiator beneath, carpeted floor and neutrally decorated walls. Arch through to the separate Kitchen.**



**RECEPTION ROOM (pic 2)**



**KITCHEN 7'11 x 7'11 (2.41m x 2.41m)**

**Tiled floor and walls, Fitted White wall and base Units with black quartz worktops, 1.5 Bowl Inset Stainless Steel Sink Unit with Mixer Tap, Electric Hob, Built Under Oven, Extractor Over. Space for Fridge Freezer, Dishwasher and Washing Machine.**



**BEDROOM 16'3 x 9'3 (4.95m x 2.82m)**

**Double bedroom with double glazed window to front, electric radiator, carpet to floor and neutrally decorated walls. Large built-in wardrobe to one wall. Emergency pull-cord.**



**BEDROOM (pic 2)**



**SHOWER ROOM 7'11 x 5'11 (2.41m x 1.80m)**

**With white tiled walls, vinyl floors, fitted to wall concealed cistern WC and basin with vanity unit. Corner shower unit. Emergency pull-cord.**



**COMMUNAL LOUNGE**  
**A Very Sociable Area to Meet & Greet.**



## COMMUNAL DINING ROOM



## CONSERVATORY



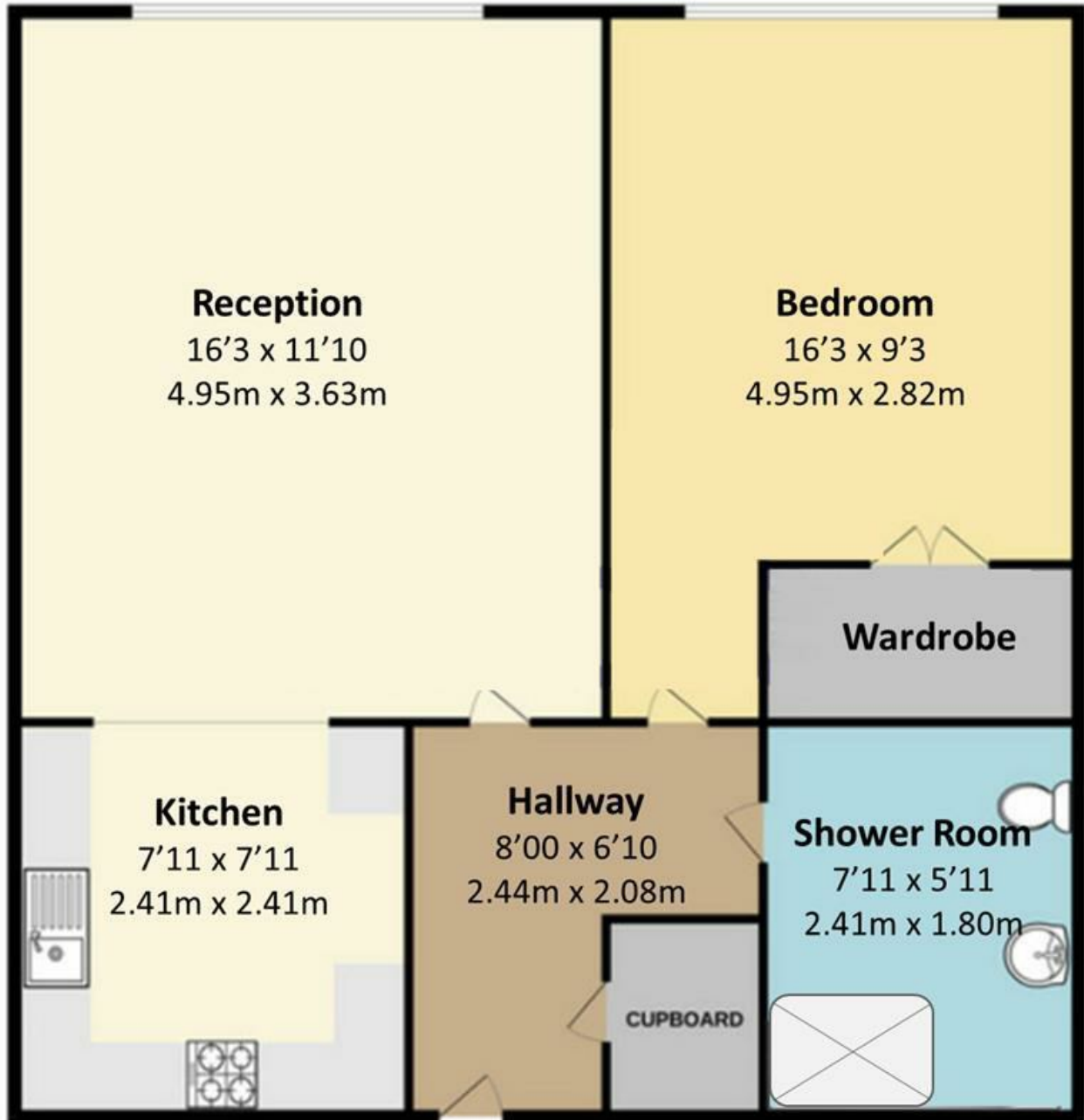
COMMUNAL GARDENS



# Betjeman Court, Cockfosters, EN4

Approximate Area: 527sqft (49sqm)

All measurements are approximate and are for illustrative purposes only.



Energy Efficiency Rating	
Current	Potential
81	87

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 <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> 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 CO<sub>2</sub> 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.