



BELMONT CLOSE, COCKFOSTERS, EN4

WE ARE PLEASED TO OFFER FOR SALE THIS LARGER THAN AVERAGE TWO BEDROOM PURPOSE BUILT GROUND FLOOR MAISONETTE in the heart of Cockfosters.

The property benefits from Gas Central Heating and is Fully Double Glazed. It comprises a Spacious Hallway, 2 Bedrooms, a Bright Reception room with it's Bay Window overlooking the Exceptional Views of the Communal Gardens. There is a well-Fitted Kitchen / Diner with White Wall & Base Units and Integrated Appliances and a modern fully tiled shower room.

It has a two external Storage Units and comes with 2 residents Parking permits.

The Lease is approximately 122 Years and comes with Low Maintenance Charges of Approx. £400 per year. Located close to Local Schools Including Trent Primary School and Southgate and East Barnet Secondary Schools and is conveniently located for the areas' amenities, with Trent Park, the local shops & restaurants and Cockfosters Underground Station (Piccadilly Line) all just a short walk away.



ACCOMMODATION

*** GROUND FLOOR MAISONETTE * ENTRANCE HALL * BRIGHT & SPACIOUS RECEPTION ROOM OVERLOOKING COMMUNAL GARDENS * 2 BEDROOMS * WELL FITTED KITCHEN/DINER WITH AMPLE STORAGE * NEW BOILER FITTED IN 2023 * FULLY TILED BATHROOM * COMMUNAL GARDENS * STORAGE SHEDS * OFF STREET PARKING VIA PERMIT - PROPERTY HAS 2 PERMITS * LEVEL WALK TO COCKFOSTERS AMENITIES AND UNDERGROUND STATION**
*** SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING ***

PRICE: £422,500 LEASEHOLD

REAR ELEVATION



CORNER SITED ENTRANCE

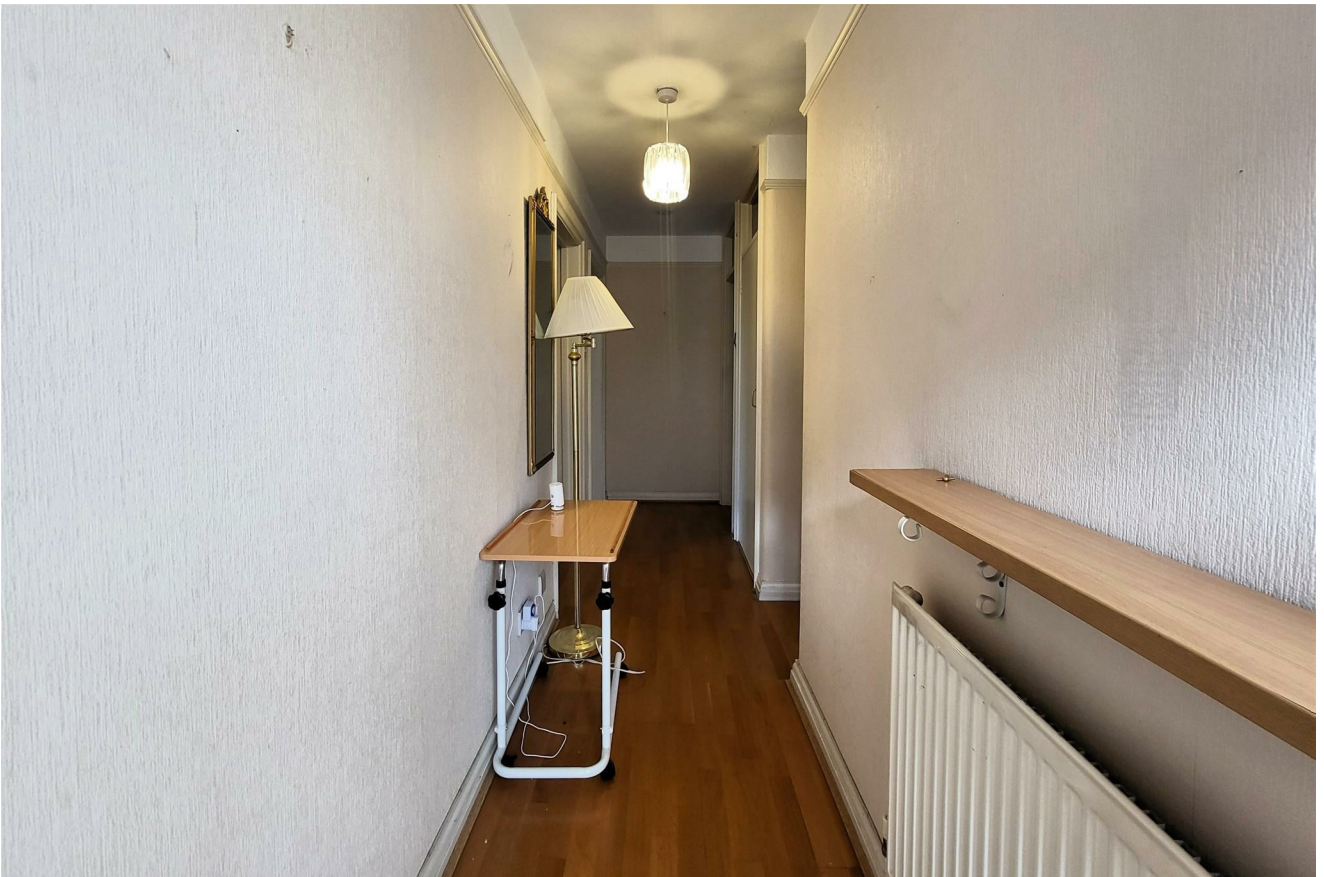


COMMUNAL GARDENS



ENTRANCE HALL

Leading to all rooms. Wooden floors, radiator.



RECEPTION ROOM 17'5" x 13'7" (5.31m x 4.14m)

Bright and spacious. Carpeted floor, pendant lighting with large double glazed bay window.



KITCHEN/DINER 14'7" x 8'10" (4.45m x 2.69m)

Large kitchen with space for a dining table. White fitted wall & base units with laminate worktops, single bowl, single drainer sink with mixer tap. gas hob, integrated oven, fridge and dishwasher. Double glazed window overlooking the gardens.



BEDROOM 1 13'7" x 12'0" (4.14m x 3.66m)

Double bedroom with fitted wardrobes to one wall, carpeted. Double glazed windows overlooking gardens. Coving.



BEDROOM 2 10'8" x 8'5" (3.26 x 2.57)

Double glazed windows, cornicing. Carpeted.



SHOWER ROOM

Fully tiled walls & floor. White three piece suite. Low flush WC, handbasin with vanity units, quadrant shower.

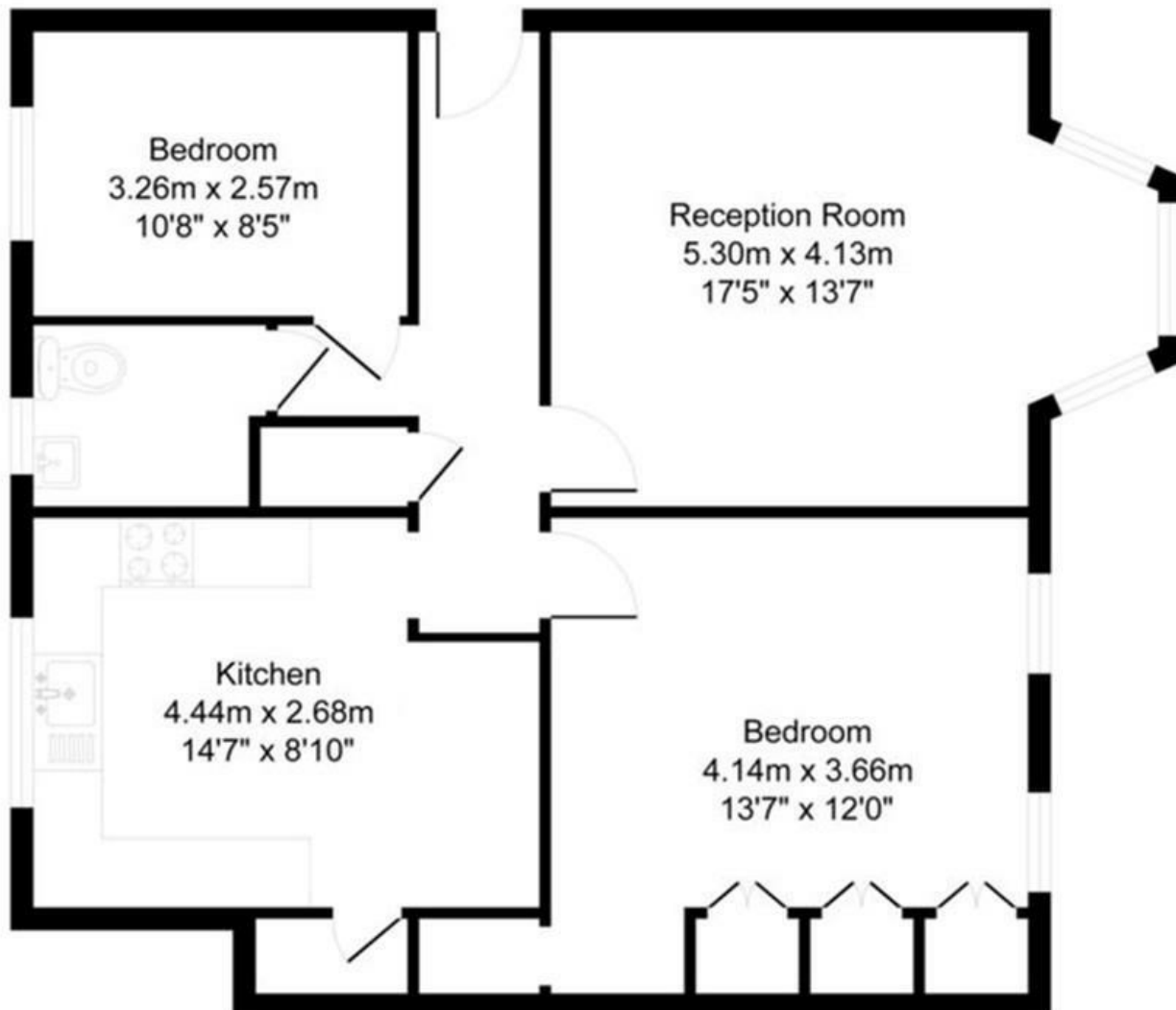


Belmont Close, Cockfosters, EN4

Approximate internal Area: 790sqft (73sqm)

All measurements are approximate and are for illustrative purposes only.

Michael
Wright
Estate
Agents



Energy Efficiency Rating		
	Current	Potential
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		
	67	74
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

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