



BELMONT CLOSE, COCKFOSTERS, EN4

A BRIGHT, SPACIOUS & LARGER THAN AVERAGE 2 DOUBLE BEDROOM PURPOSE BUILT FIRST FLOOR MAISONETTE in the Heart of Cockfosters, Conveniently Located for a Range of the Local Amenities, With a Level Walk to the shops and the Cockfosters Underground Station (Piccadilly Line) and Other Public Transportation Links, as well as Multiple Restaurants & Shops. The property has A BRIGHT RECEPTION ROOM WITH DOUBLE GLAZED BAY WINDOW ENJOYING EXCEPTIONAL VIEWS OVER THE COMMUNAL GARDENS. There is a Luxury Fitted Kitchen, 2 Good Sized Bedrooms & Modern Bathroom with Deep Walk in Shower. There is Unallocated Residents Parking. The Property has been Modernised to a Very High Standard. Close to Local Schools including Trent Primary School and Southgate, East Barnet & JCOS Secondary Schools, in addition Trent Country Park being just 0.3 miles away.

Available Late May - Early June 2025 - Unfurnished & Subject to Satisfactory References.



ACCOMMODATION

ENTRANCE HALL * FIRST FLOOR LANDING * SPACIOUS RECEPTION ROOM * LUXURY FITTED KITCHEN/DINER * 2 GOOD SIZED BEDROOMS * MODERN SHOWER ROOM * COMMUNAL GARDENS * GENERAL OFF STREET PARKING *

* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING, BRICKETTE FEATURE WALLS *

PRICE: £1,950 PER CALENDAR MONTH

REAR ELEVATION & COMMUNAL GARDENS:



ENTRANCE HALL: PIC. 1
With Wood Flooring, Radiator & Brickette Feature Walls. Access to All Rooms.



ENTRANCE HALL: PIC. 2
Different Aspect.



BEAUTIFUL RECEPTION ROOM: PIC. 1
Double Glazed Bay Window Overlooking Communal Gardens, Further Double Glazed Window to Side, Wood Flooring, Radiator. Storage Cupboard. 2 Vertical Radiators. Spotlights.



BEAUTIFUL RECEPTION ROOM: PIC. 2
Different Aspect.



LUXURY FITTED KITCHEN/DINER:

Well Fitted With Modern Handle Less Floor & Wall Units, Wide Inset Stainless Steel Sink with Mixer Taps, Integrated Dishwasher, 5 Ring Gas Hob, Extractor Over, Built in Eye Level Oven, Integrated Fridge/Freezer, Spotlights. Double Glazed Window to Front.



BEDROOM 1:

2 x Double Glazed Windows with Pleasant Outlook Over the Communal Gardens, Fitted Wardrobes, Wood Flooring, Radiator. Spotlights.



OUTLOOK FROM BEDROOM 1:



BEDROOM 2:
Double Glazed Window to Front & Side, Wood Flooring, Radiator. Spotlights.

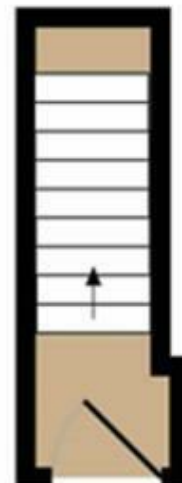
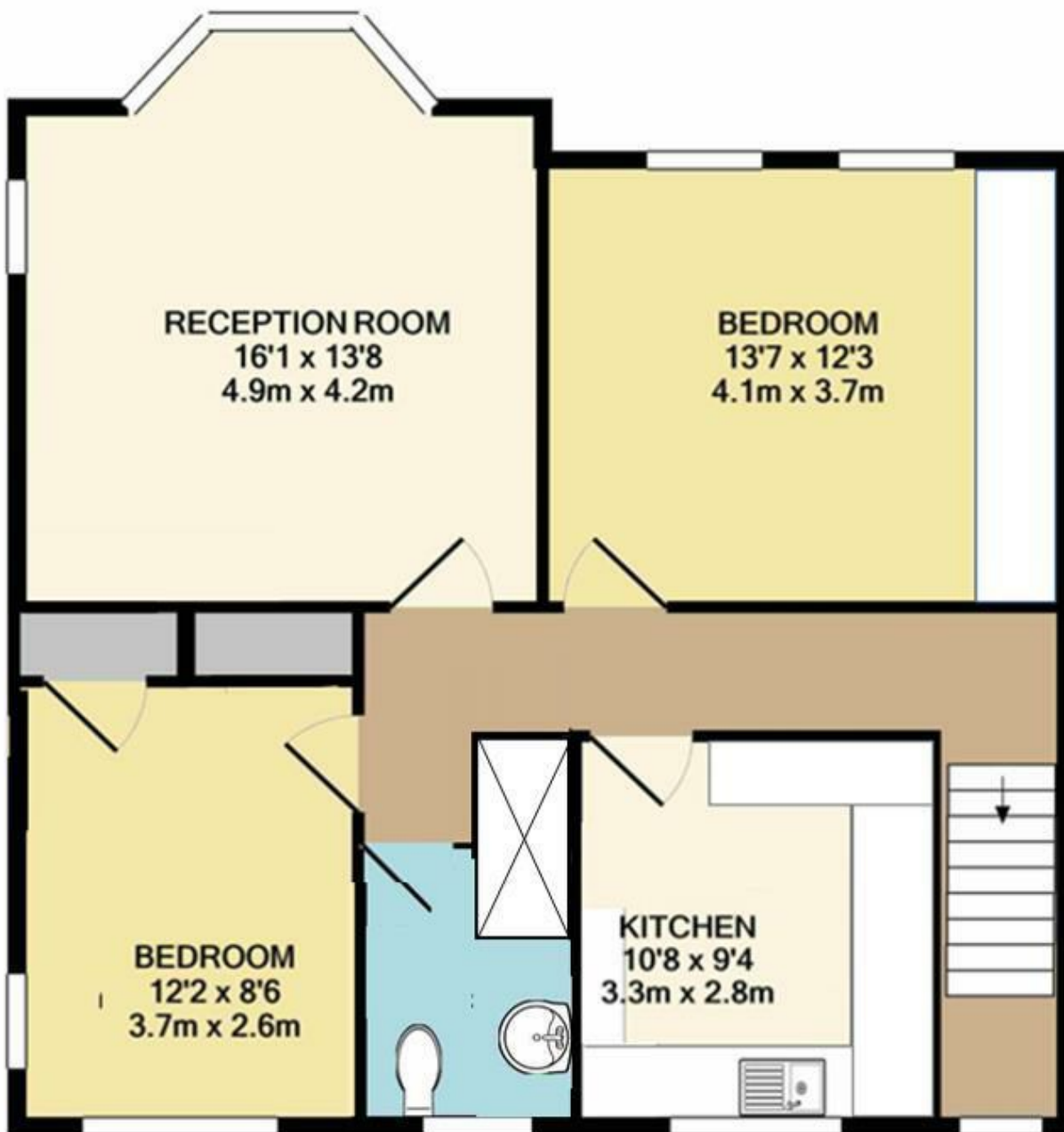


SHOWER ROOM: PIC. 1



SHOWER ROOM: PIC. 2
Luxury Fully Tiled Shower Room with Deep Walk in Shower, Rain Shower Above, Glass Bowl Wash Hand Basin with Mixer Tap. Built in Low Flush WC. Spotlights. Double Glazed Frosted Window to Front.





GROUND FLOOR
APPROX. FLOOR
AREA 38 SQ.FT.
(3.5 SQ.M.)

Belmont Close, Cockfosters, EN4

1ST FLOOR
APPROX. FLOOR
AREA 755 SQ.FT.
(70.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 794 SQ.FT. (73.7 SQ.M.)

Measurements are approximate and 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	
68	78
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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