



BELMONT CLOSE, COCKFOSTERS, BARNET, EN4

AVAILABLE EARLY JUNE - A BRIGHT, SPACIOUS & LARGER THAN AVERAGE 3 BEDROOM 1ST FLOOR FLAT IN MANSION STYLE BLOCK WITH A LOUNGE & DINING ROOM, FITTED KITCHEN & BATHROOM, PLUS BALCONY TO REAR.

This Particular Flat Occupies a Corner Position & Runs from Front to Back, but with Double Glazed Windows to Side Also. Laminate Floorings, High Ceilings, Gas Central Heating, Double Glazing. Conveniently Located for Cockfosters Tube Station (Picc. Line), Shops, Buses, Restaurants, Schools & Trent Park.

There is also Residents Parking to the Front (2 permits).

There are Communal Gardens to Rear and an Open Outlook to Front Over a Large Area Laid to Lawn.

Expected Availability Date Early June 2025. Offered on an Unfurnished Basis, subject to satisfactory references.



ACCOMMODATION

*** COMMUNAL ENTRANCE HALL * OWN ENTRANCE HALL * RECEPTION ROOM 1 WITH DOOR TO BALCONY * RECEPTION ROOM 2 * FITTED KITCHEN * MODERN BATHROOM * SEP. WC * 3 BEDROOMS * COMMUNAL GARDENS TO REAR * GARDENS TO FRONT * RESIDENTS PARKING X2 ***

*** SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING * NEW FLOORING & FITTINGS ***

PRICE: £2,200 PER CALENDAR MONTH

HALLWAY:
Laminate Flooring, 2 Built in Cupboards, Radiator, Own Front Door.



RECEPTION ROOM 1: PIC. 1

Double Glazed Bay Window + Double Glazed Door to BALCONY. Fireplace, New Laminate Flooring, Coved Ceiling. Radiator.



RECEPTION ROM 1: PIC. 2

Reception Room 1 has a wide arch connecting with Reception Room 2, but could be partitioned if there is a need for a separate Reception Room or to in fact use as Bedroom 4. Radiator.



RECEPTION ROOM 2/POSS. BEDROOM 4:

Bright Additional Reception Room with Double Glazed Windows to Side & Rear, Laminate Flooring. Radiator.



LUXURY FITTED KITCHEN/DINER:

Newly Fitted with Ample Floor & Wall Units, Eye Level Oven, Built in Microwave, Gas Hob, Granite Worktops, Double Glazed Windows to Front & Side. Tiled Flooring, Washing Machine. Breakfast Bar with Granite Top.



BEDROOM 1:

Spacious Main Bedroom with Double Glazed Window to Rear + Double Glazed French Doors to BALCONY. Radiator, Laminate Flooring.



BEDROOM 2:
Double Glazed Window to Front, Laminate Flooring. Radiator, Laminate Flooring.



BEDROOM 3:
Double Glazed Window to Front, Laminate Flooring. Perhaps with Freeholder's Permission Bedrooms 2 & 3 Can be Combined for a Larger Bedroom. Radiator, Laminate Flooring.



BATHROOM & 2ND SEPARATE WC

Modern White Bathroom Suite with Glass Shower Screen, Wash Hand Basin with Mixer Taps & Cupboard Beneath, Low Flush WC. Also Separate Guest WC & Wash Hand Basin with Mixer Taps & Cupboards Beneath. Double Glazed Windows.



BALCONY:

Own Balcony with Outlook onto Communal Gardens and Reasonably Screened from Mount Pleasant.



**COMMUNAL GARDENS TO REAR:
Reasonably Secluded and Easily Accessible.**



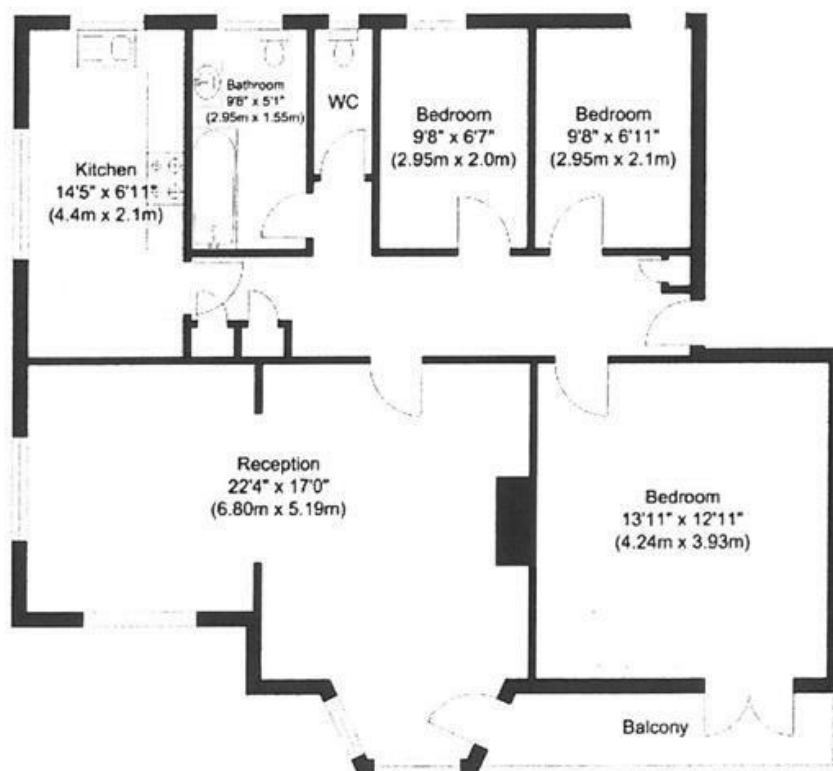
OUTLOOK TO FRONT:
There is a Very Large Green to the Front of the Block Offering a Beautiful Outlook.



REAR VIEW OF PROPERTY
Rear View of Property - Also Showing Balcony, Communal Gardens & Easy Access via Side of Block + Many Double Glazed Windows to Front, Side & Rear Bringing Plenty of Light into this Luxury Apartment.



Floorplan for 3 bedroom flat for sale



Approximate Floor Area
918.59 sq. ft.
(85.34 sq. m)

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	
72	79
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	
70	80
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.