



## BELMONT CLOSE, COCKFOSTERS, EN4

AVAILABLE MID-FEBRUARY.

**A BRIGHT, SPACIOUS & ATTRACTIVE 2 BEDROOM GROUND FLOOR FLAT WITH OWN TERRACE IN MANSION STYLE BLOCK, WHICH IS LITERALLY VERY CLOSE TO ALL AMENITIES.**

There is an Attractive & Spacious Lounge/Diner, Well Fitted Kitchen, Fully Tiled Bathroom & Fitted Wardrobes to the Main Bedroom. There is Direct Access to the Sunny Aspect Communal Gardens with a Paved Patio Area Large Enough for a Table & Chairs. The Property is Serviced by Gas Central Heating & is Double Glazed. Situated in a Convenient Location within a 5 Minute Level Walk of Cockfosters Tube Station (Picc. Line) and even less for Buses, Shops, Restaurants, and even Trent Junior School.

To be Let on an Unfurnished Basis, but White Goods Included. Viewings Highly Recommended.



### ACCOMMODATION

- \* COMMUNAL ENTRANCE HALL \* OWN ENTRANCE HALL \* SPACIOUS RECEPTION ROOM WITH DINING RO STUDY AREA \* WELL FITTED KITCHEN/DINER WITH INTEGRATED APPLIANCES \* 2 BEDROOMS - 1 WITH FITTED WARDROBES \* FULLY TILED BAHROOM \* FRENCH DOORS TO PAVED PATIO AREA & COMMUNAL GARDENS \* GENERAL OFF STREET PARKING \*
- \* SERVICES: GAS CENTRAL HEATING \* FEATURES: DOUBLE GLAZING \*

**PRICE: £1,750 PER CALENDAR MONTH**



**LOUNGE/DINER: PIC. 1**

**Larger Than Average Reception Room with Dining Area to Side with Double Glazed Window to Side, Double Glazed French Doors to Paved Patio Area & Communal Gardens, Vertical Radiator, Wall Light Points. Further Double Glazed Windows, Incorporating a Bay Window. Limestone Fireplace.**



**LOUNGE/DINER: PIC. 2**

**Different Aspect Showing Dining Area - Or Perhaps a Study Area for Those Working from Home.**



**FITTED KITCHEN:**

**Well Fitted Floor & Wall Units with Integrated Appliances and Breakfast Bar. Double Glazed Window to Front with Leafy Outlook.**



**BEDROOM 1:**

**Fitted Wardrobes, 2 x Radiator, 2 x Double Glazed Georgian Style Windows to Rear.**





**BEDROOM 2:**  
**Double Glazed Window to Front with Leafy Outlook, Radiator.**



**BATHROOM:**  
**Fully tiled with Walk in Shower, Wash Hand Basin with Mixer Taps, Low Flush WC. Double Glazed Frosted Window to Front.**





**COMMUNAL GARDENS:**

**Well Maintained Communal Gardens, Mainly Laid to Lawn and Well Screened from Mount Pleasant with Mature Trees & Shrubs.**



**REAR ELEVATION OF PROPERTY & PAVED PATIO AREA:  
Very Useful Area Suitable for Garden Table & Chairs. Sunny Aspect.**





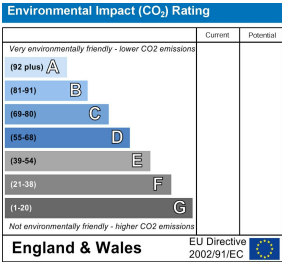
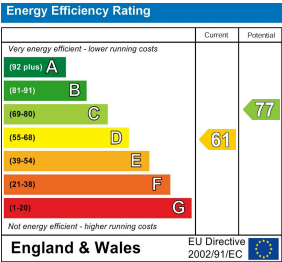
**REAR ELEVATION OF BLOCK:**



**FRONT OF BLOCK:**



Awaiting Floor Plan



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.