



Christ Church Lane
High Barnet, Barnet, EN5 4PL
Reduced To £225,000

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* CHAIN FREE *

This beautifully presented FIRST FLOOR apartment offers INDEPENDENT LIVING within this RETIREMENT DEVELOPMENT. Built by renowned retirement specialists McCarthy & Stone in 1993, the setting is nestled in PRESTIGIOUS & CONVENIENT SURROUNDINGS, just a short distance from Hadley Green, BARNET HIGH STREET, and The Spires Shopping Centre, with excellent access to local amenities, SHOPS, CAFES, RESTAURANTS and public TRANSPORT FACILITIES.

Immaculately refurbished, with a LARGE RECEPTION, fully fitted kitchen, STYLISH BATHROOM and ONE DOUBLE MASTER BEDROOM with fitted wardrobes, this property offers bright, tranquil, and well-proportioned accommodation.

Ideally situated, overlooking the front, within a HIGHLY SOUGHT-AFTER LOCATION, the spacious apartment is set within delightful landscaped communal gardens and benefits further from a Resident Manager, Secure Entry System, Spacious Residents' Lounge, LIFT, Laundry Room, 24-Hour Careline Support, RESIDENT & VISITOR PARKING.

This well-maintained community provides a PEACEFUL & SECURE environment, in a perfect neighbourhood.

EP C : B

BARNET COUNCIL TAX BAND : D

TENURE : Leasehold (approximately 90 years remaining)

SERVICE CHARGE : Approx. £3,231.72 per annum
GROUND RENT : £510 per annum

It is a condition of the purchase that residents are over the age of 60 years, or in the event of a couple, one must be over 60 years and the other over 55 years.





FIRST FLOOR

Entrance Hallway

Bedroom

17'7 x 8'10 (5.36m x 2.69m)

Built-in Wardrobes

Reception Room

14'3 x 11'10 (4.34m x 3.61m)

Kitchen

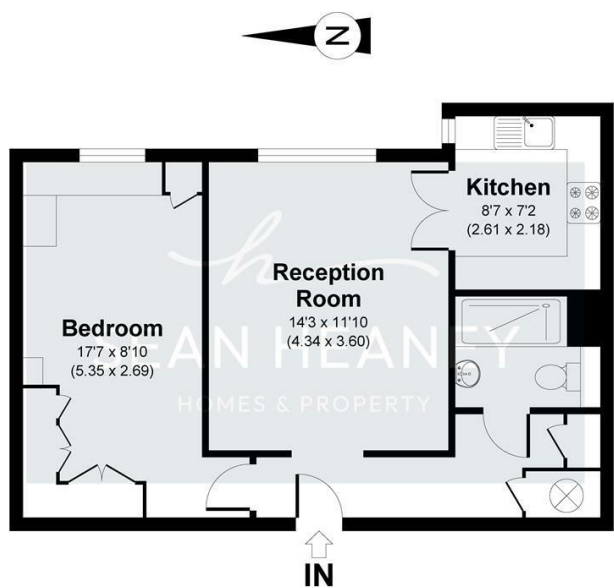
8'7 x 7'2 (2.62m x 2.18m)

Bathroom

Storage Cupboards



Floor Plan



First Floor

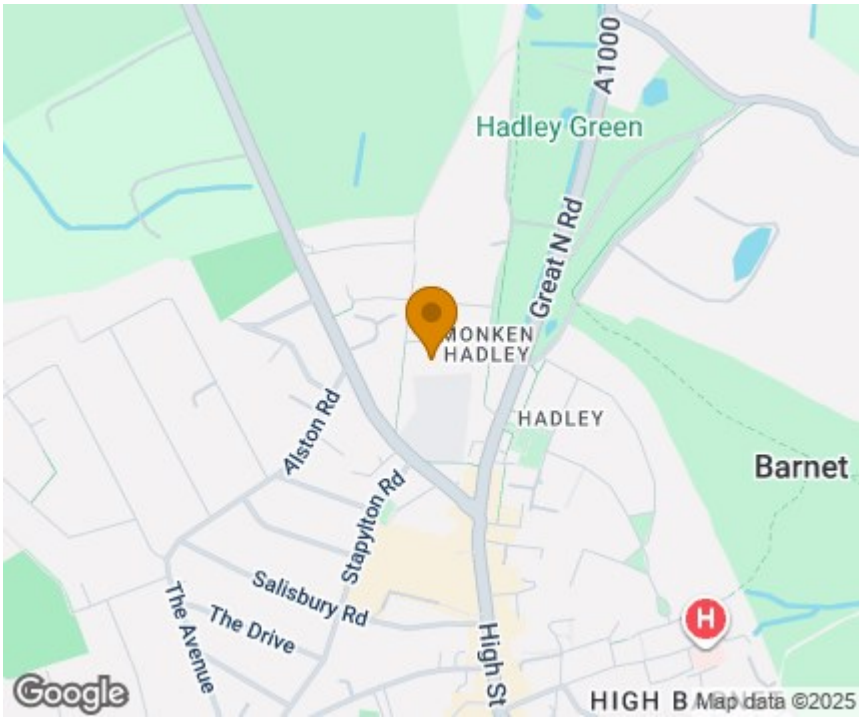
Livingstone Court, EN5

APPROXIMATE GROSS INTERNAL AREA 515 SQ FT / 47.89 SQ M INC
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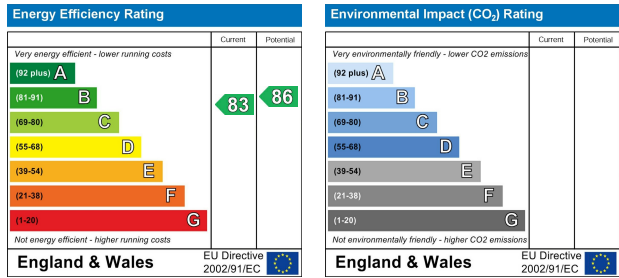
Viewing

Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



- 1. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
- 2. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
- 3. Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
- 4. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
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