



 1
Bedroom

 1
Bathroom

Mantlestates



£225,000

Cockfosters Road, EN4 0DX



Mantlestates are pleased to present this 1 BEDROOM GROUND FLOOR - WARDEN CONTROLLED FLAT. Located to the rear of the development overlooking the communal gardens. Offering a MODERN FITTED KITCHEN with granite worktop, and appliances. DOUBLE GLAZING throughout the property. WALK-IN SHOWER. COMMUNAL - LOUNGE / KITCHEN / CONSERVATORY, GARDEN, and PARKING. Very well located to COCKFOSTERS shopping facilities, Restaurants, Parks, and transport links. OFFERED CHAIN FREE.

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ENTRANCE HALL: 7' 08" x 7' 00" (2.34m x 2.13m)

Electric heater. Emergency pull cord. Carpet. Storage cupboard. Storage cupboard housing hot boiler.

LOUNGE / DINER: 20' 04" x 10' 10" (6.20m x 3.30m)

20' 04" x 10' 10" > 8.05 Double-glazed window to rear aspect. Carpet. Storage heater. emergency pull cord.

KITCHEN: 6' 00" x 10' 02" (1.83m x 3.10m)

Double glazing window to rear aspect. Wall and base units. Dishwasher. Stainless steel sink with mixer tap. Electronic hob. Electronic oven. Granite worktop. Partly tiled walls. extractor fan. Fridge Freezer, Microwave. Emergency pull cord

BATHROOM: 5' 07" x 7' 07" (1.70m x 2.31m)

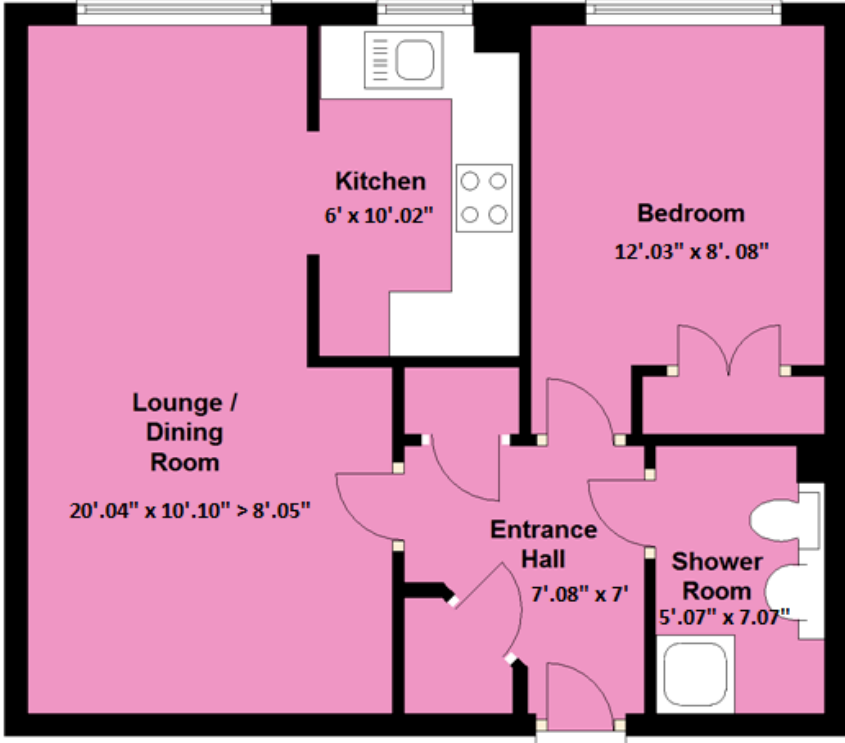
Heated towel rail, electric fan heater, extractor fan. Part tiled walls, low-level flush W/C. Hand wash basin in vanity unit. Electric shaving point. Walk-in shower cubicle with wall-mounted electric shower. Emergency Pull cord.

BEDROOM: 12' 03" x 8' 08" (3.73m x 2.64m)


incorporated fitted wardrobe, double glazed window to rear aspect, carpet. Emergency pull cord.

COMMUNAL:

Communal - Lounge, Kitchenette, Dining Area, Conservatory, Garden, Parking.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	78	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Betjeman Court, EN4

