



£130,000

TENURE : LEASEHOLD

Lychgate Court, Friern Park N12

Bedrooms : 1

Bathrooms : 1

Reception Rooms : 1

**GROUND FLOOR WITH
ACCESS TO COMMUNAL
GARDENS**

COMMUNAL PARKING

**24 HOUR EMERGENCY CALL
SYSTEM**

**NEAR TO SHOPS &
TRANSPORT**

CHAIN FREE

**DIRECT ACCESS TO
COMMUNAL GARDENS**

Mantlestates

2A Church Hill Road, East Barnet, EN4 8TB

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Located at Lychgate Court, Friern Park, this one-bedroom retirement flat offers a comfortable living space designed for ease and accessibility. The property includes one bedroom, a bathroom, and a reception room, all situated on the ground floor, providing direct access to the communal gardens. The flat is part of a well-maintained complex that offers communal parking and a 24-hour emergency call system, ensuring safety and convenience for its residents.

The entrance leads into a hallway that connects to the main living areas. The reception room is spacious and bright, with large windows that allow natural light to fill the space. It provides a pleasant view and direct access to the communal gardens, perfect for enjoying the outdoors. The kitchen is compact yet functional, equipped with essential appliances, and offers ample storage space.

The bedroom is well-sized, featuring built-in wardrobes that maximize storage while maintaining a clean and uncluttered look. The bathroom is modern and includes a walk-in shower, vanity unit, and toilet, all designed with accessibility in mind.

Residents of Lychgate Court benefit from communal facilities, including a shared laundry room and a comfortable lounge area, ideal for socializing with neighbors. The property is chain-free, offering a straightforward purchase process.

Situated in a convenient location, the flat is close to local shops and transport links, making it easy to access amenities and services. The energy efficiency rating of the property is currently at 75, with a potential to improve to 81, ensuring lower running costs and a more sustainable living environment.

This retirement flat provides a practical and comfortable living space, ideal for those seeking a peaceful yet connected lifestyle in the heart of Friern Park.

ENTRANCE HALL: 8' 08" x 3' 02" (2.64m x 0.97m)

Carpet, pull-cord alarm, coving to ceiling. STORAGE CUPBOARD: 3'00" x 5'00" Housing, hot water cylinder, electric meters, storage.

BATHROOM: 5' 07" x 6' 08" (1.70m x 2.03m)

Low-level flush water closet, wash hand basin with mixer tap in vanity unit, walk-in shower, tiled walls, coving to ceiling, electric shower, alarm pull cord, heated towel rail.

BEDROOM: 11' 06" x 8' 10" (3.51m x 2.69m)

Double-glazed window to the rear aspect, fitted wardrobe, carpet, coving to ceiling, wall lights, carpet, alarm pull cord, electric heater.

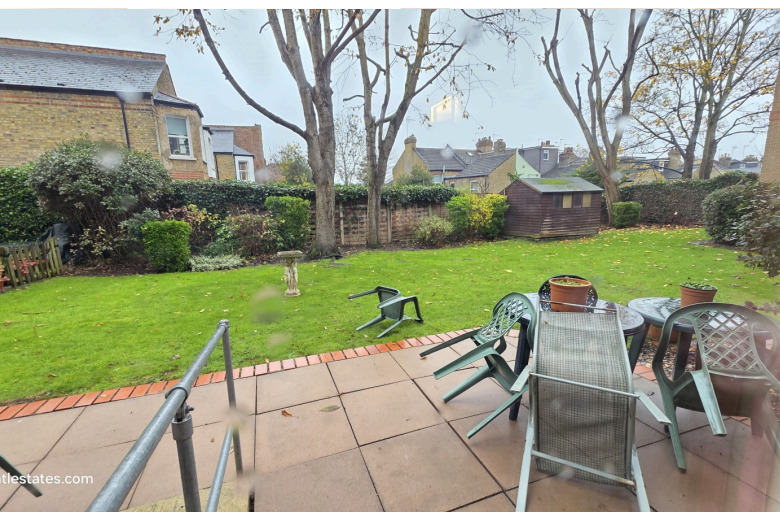
LOUNGE: 16' 05" x 10' 06" (5.00m x 3.20m)

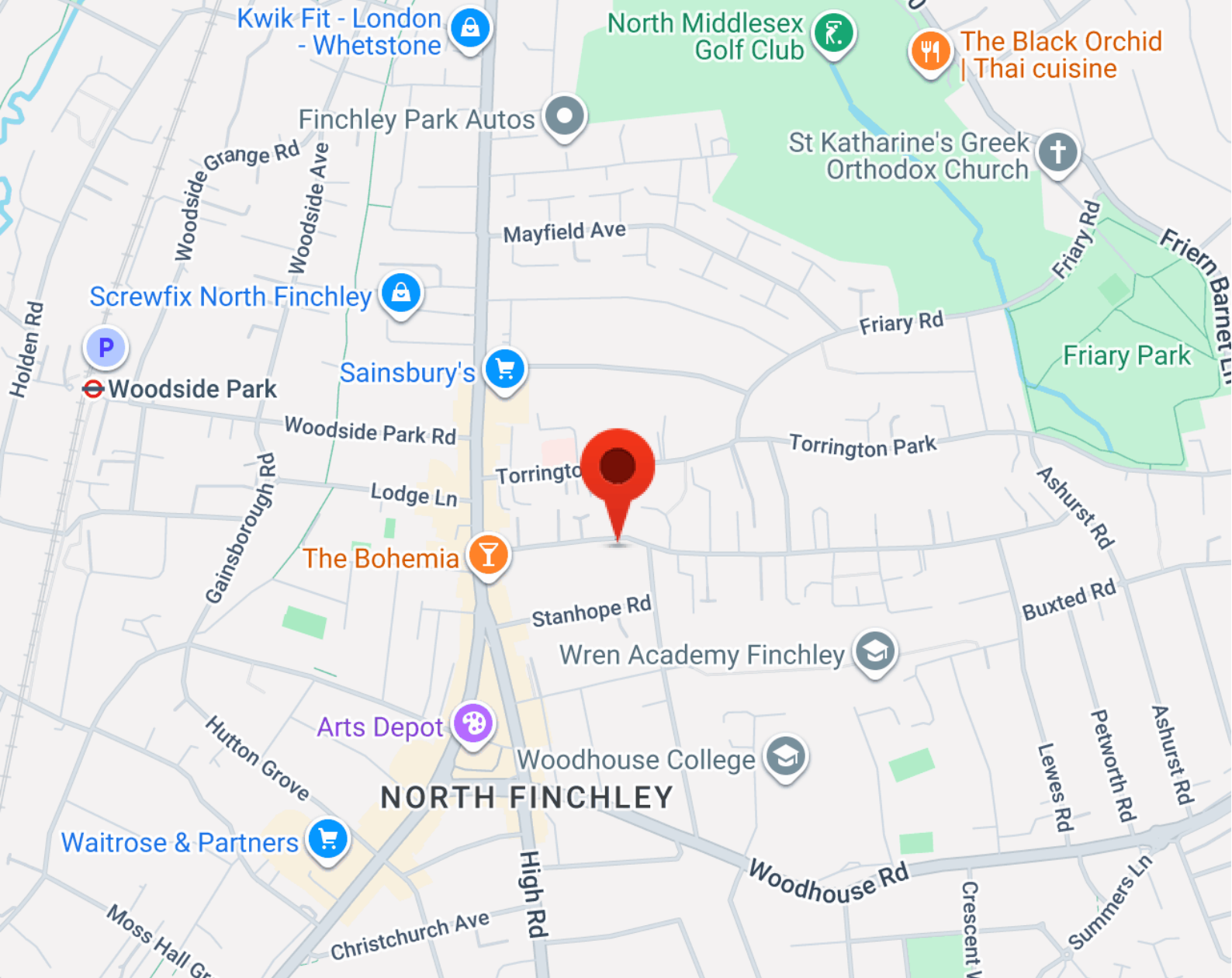
Double-glazed doors to communal gardens, wall lights, carpet, coving to ceiling, electric storage heater.


KITCHEN: 5' 03" x 7' 05" (1.60m x 2.26m)

Double-glazed window to the side aspect, wall and floor standing kitchen units, stainless steel sink drainer with mixer tap, electric hob, electric oven, extractor, coving to the ceiling.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

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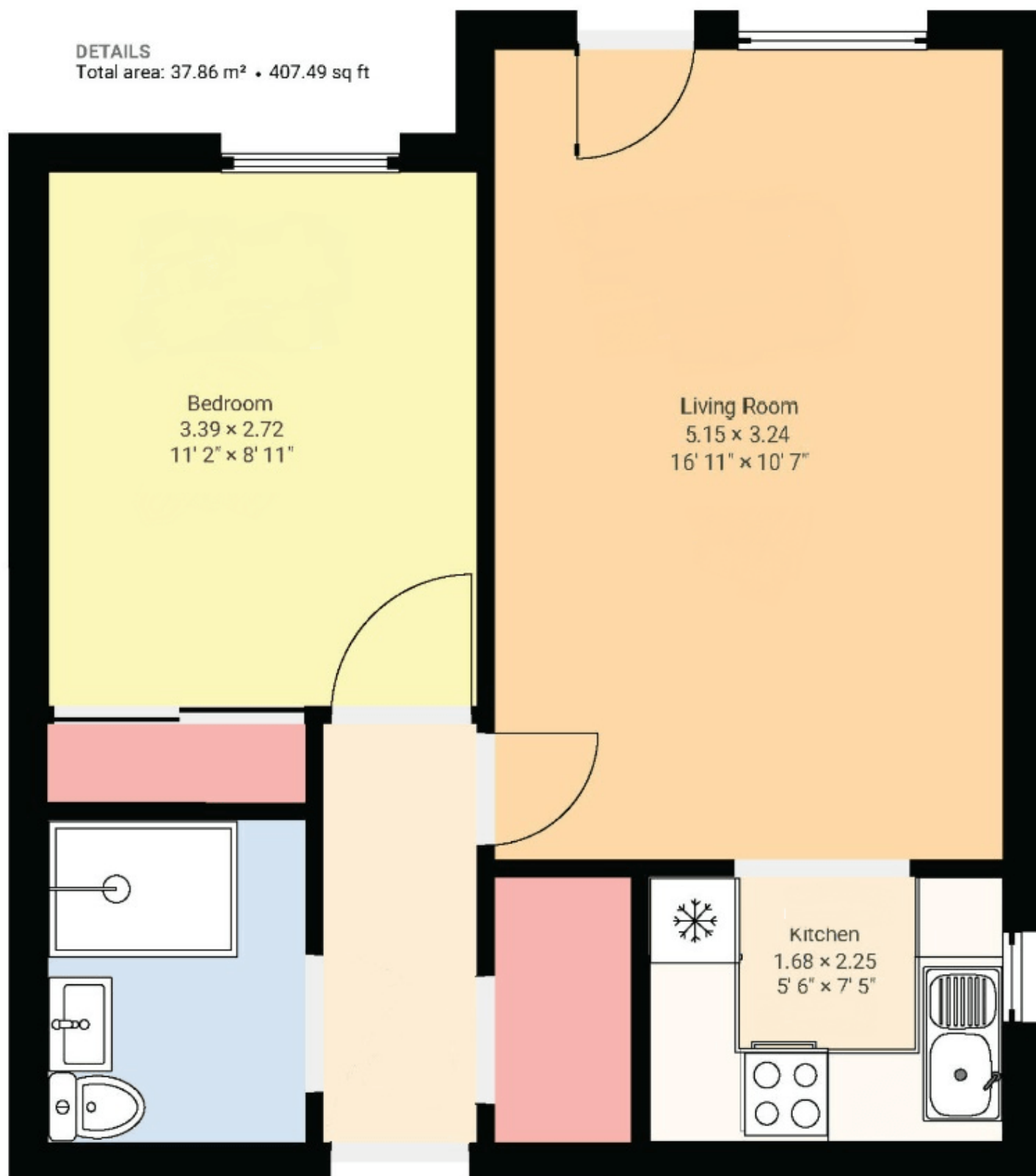
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DETAILS

Total area: 37.86 m² • 407.49 sq ft



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