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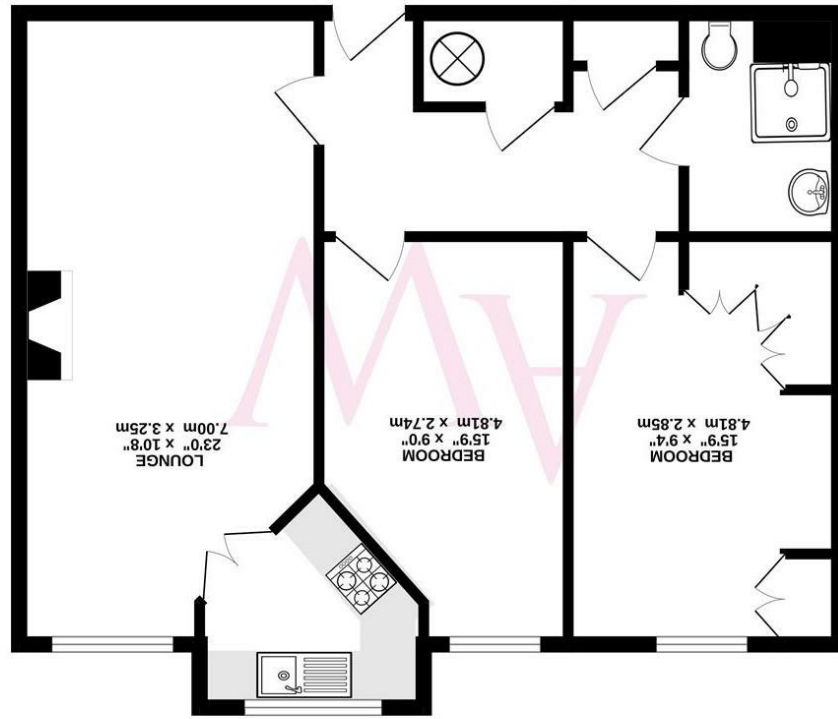
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SECOND FLOOR  
710 sq.ft. (66.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the foregoing measurements, dimensions, areas and other facts are approximate and no responsibility is taken for any errors or omissions. This plan is to be used as a guide only and should not be relied upon for any prospective purchase. The purchaser is advised to verify the measurements and to make their own survey. Measurements are given in meters and feet and inches. All measurements are given as approximate. No survey or testing of appliances has been carried out. No employee of Andrew Ward Estate Agents has the authority to make or give any representation or warranty in respect of the property.



39 LIVINGSTONE COURT CHRIST CHURCH LANE, BARNET EN5 4PL

Asking Price £289,950 | Leasehold



## Property Overview

Set in the highly sought after development of Livingstone Court and built in 1993 by renowned developers McCarthy & Stone is this two bedroom second floor RETIREMENT apartment which is in close proximity to the Spires shopping centre including Waitrose.

The property comprises of a bright and spacious reception room, a separate traditional kitchen, two double bedrooms, one with fitted wardrobes, and a shower room.

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 the age of 60 years and the other over 55 years.



## Property Features

- LIVING ROOM- 23'0 X 10'8
- KITCHEN- 8'0 X 7'7
- BATHROOM- 6'9 X 5'6
- RESIDENTS MANAGER
- RESIDENTS LOUNGE
- BEDROOM ONE- 15'9 X 9'4
- BEDROOM TWO- 15'9 X 9'0
- LIFT ACCESS
- COMMUNAL GARDENS
- PARKING

## Agents Notes

Further benefits include residents' lounge, laundry room, emergency intercom, double glazed windows, electric heating, 24 hour care line, and is being sold chain free.

We understand the lease remaining: 94 years.  
 Service Charge Approximately: Circa. £4,847 per year  
 Ground Rent Approximately: Circa. £576 per year  
 Council tax band: E  
 EPC rating: C