

www.andrewward.co.uk

175 High Street, Barnet, Herts, EN5 5SU
020 8441 6000 | barnet@andrewward.co.uk

Contact us

Our Offices

BARNET
175 High Street, Barnet EN5 5SU
Tel: 020 8441 6000
Email: barnet@andrewward.co.uk

BROOKMANS PARK
35 Bradmore Green, Brookmans Park AL9 7QR
Tel: 01707 649779
Email: brookmanspark@andrewward.co.uk

POTTERS BAR
149 High Street, Potters Bar EN6 5BB
Tel: 01707 657181
Email: pottersbar@andrewward.co.uk

What every intending purchaser should be aware of: The accuracy of the floor plan is not guaranteed. The floor plan is for guidance only and should not be used as a basis for any decision. The purchaser should verify the accuracy of the floor plan by visiting the property. The purchaser should verify the accuracy of the floor plan by visiting the property. The purchaser should verify the accuracy of the floor plan by visiting the property.



FIRST FLOOR
506 sq. ft. (47.0 sq. m.) approx.



31 LIVINGSTONE COURT CHRIST CHURCH LANE, BARNET EN5 4PL

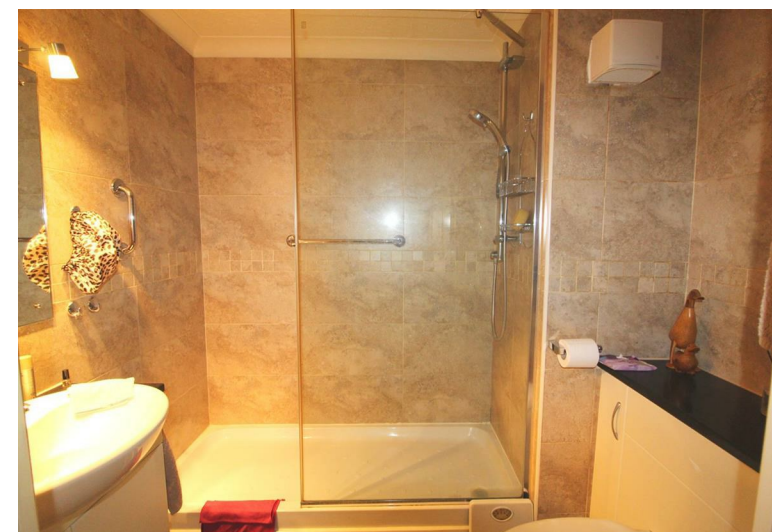
Guide Price £239,500 | Leasehold



Property Overview

Set in the highly sought after development of Livingstone Court built in 1994 by renowned developers McCarthy & Stone is this well maintained one bedroom RETIRMENT APARTMENT situated on the first floor. The property comprises of a large double bedroom with fitted wardrobes, a bright and spacious reception room with fantastic elevated view looking over the front of the development, a larger than average traditional kitchen featuring Zanussi oven and hob finishing of the apartment is a modernised walk in shower room with large shower tray.

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.



Property Features

- RECEPTION - 14'3 X 11'10
- KITCHEN - 8'7 X 7'4
- ELECTRIC HEATING
- RESIDENTS PARKING
- HOUSE MANAGER
- BEDROOM - 17'7 X 11'10
- SHOWER ROOM - 7'3 X 5'5
- LIFT
- LANDSCAPED WRAP AROUND GARDENS
- RESIDENT'S LOUNGE

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 that the lease has approximately 90 years remaining,

Service Charge approx. £3,231.72 pa

Ground Rent: £510 pa

Council Tax Band: D