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All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.



11 LIVINGSTONE COURT, CHRIST CHURCH LANE, BARNET EN5 4PL

Asking Price £375,000 | Leasehold





## Property Overview

Introducing the most desirable apartment within Livingstone Court because of its prominent position in the development and being on the ground floor is this very well maintained two bedroom apartment featuring a superb dual aspect reception room which benefits from direct access to the beautiful wrap around communal gardens. The property also features a well presented kitchen and a fully tiled shower room. Livingstone Court was built in 1993 by renowned developers McCarthy Stone and is generally regarded as the premier retirement development in Barnet and is close to all the amenities of Barnet town centre including a walkway leading to Waitrose. 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

- LOUNGE- 22'10 X 15'8
- KITCHEN- 7'7 X 6'7
- BATHROOM- 6'8 X 4'4
- DIRECT ACCESS TO GARDENS
- PARKING
- MASTER BEDROOM- 15'9 X 9'3
- BEDROOM TWO- 15'9 X 9'1
- GROUND FLOOR APARTMENT
- RESIDENTS LOUNGE
- RESIDENTS MANAGER

## Agents Notes

Further benefits include residents' lounge, laundry room, emergency intercom, double glazed windows, electric heating, 24 hour care line, and is offered chain free. We understand the lease remaining: Circa. 94 years Service Charge Approximately: Circa. £4,792.03 Per annum Ground Rent Approximately: Circa. £576.24 Per annum Council Tax Band- E