

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

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

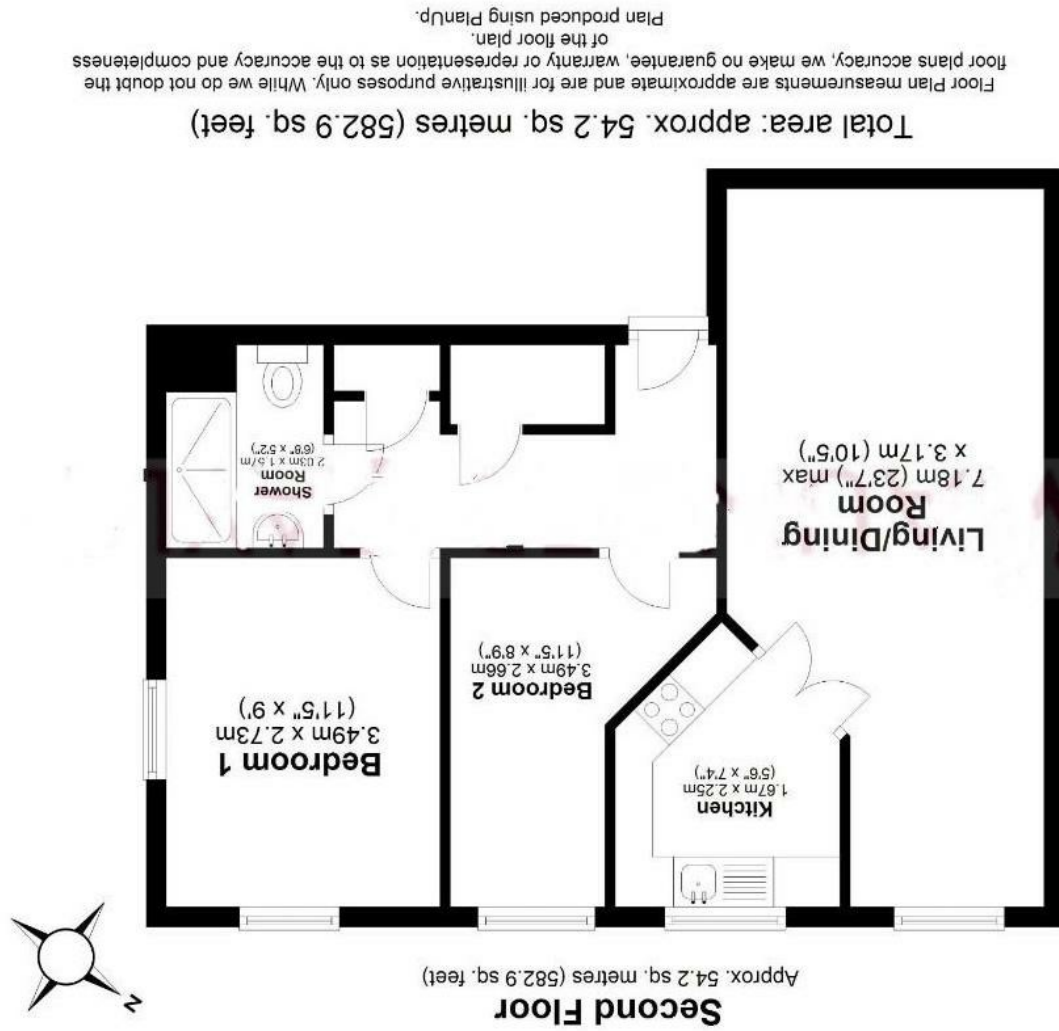
Disclaimer: "These property particulars, including floor plans, are set out as a general outline only for guidance and DO NOT constitute any part of an offer or contract. Any purchaser or other must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are given as approximate, 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."

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

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

## Contact us

## Our Offices



31 WESTON COURT FARNHAM CLOSE, LONDON N20 9PQ

Offers In Excess Of £250,000 | Leasehold





## Property Overview

Introducing Weston Court built by renowned developers McCarthy & Stone and first opened by The Beverley sisters in 1994.

Now offering for sale a beautifully presented two bedroom retirement apartment, complete with a very well presented kitchen and large fully tiled shower room.

The apartment is offered on a chain free basis and located on the second floor of this prestigious development in the heart of Whetstone, just a stones throw away from the local shops and a wide range of restaurants and cafes.



## Property Features

- LOUNGE- 23'7 X 10'5
- KITCHEN- 7'4 X 5'6
- SHOWER ROOM- 6'8 X 5'2
- RESIDENTS PARKING
- COMMUNAL LOUNGE
- BEDROOM ONE- 11'5 X 9'0
- BEDROOM TWO- 11'5 X 8'9
- COMMUNAL GARDENS
- HOUSE MANAGER
- LIFT

## Agents Notes

Benefits also include extra storage cupboards, a lift, beautiful communal gardens, private parking, guest suite, residents lounge, residents laundry room, entry phone system, house manager.

Over 60's  
Lease: Circa. 95 years  
Current service charge: £2,566.38 half yearly  
Ground Rent - £291.04 half yearly