



46 LIVINGSTONE COURT CHRIST CHURCH LANE, BARNET EN5 4PL

Asking Price £219,950 | Leasehold

ANDREW WARD^{EST 1988}
ESTATE AGENTS



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 second floor. The property comprises of a good sized double bedroom, a bright and spacious dual aspect living room which enjoys superb views over the front of the development, a well maintained traditional kitchen and a large fully tiled walk in shower room with assisted chair and handrail. 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

- LIVING ROOM - 20'4 X 10'10
- KITCHEN - 7'8 X 7'3
- RESIDENT'S MANAGER
- PARKING
- LIFT ACCESS
- BEDROOM - 15'11 X 9'1
- BATHROOM - 6'8 X 5'6
- COMMUNAL GARDENS
- RESIDENT'S LOUNGE

Agents Notes

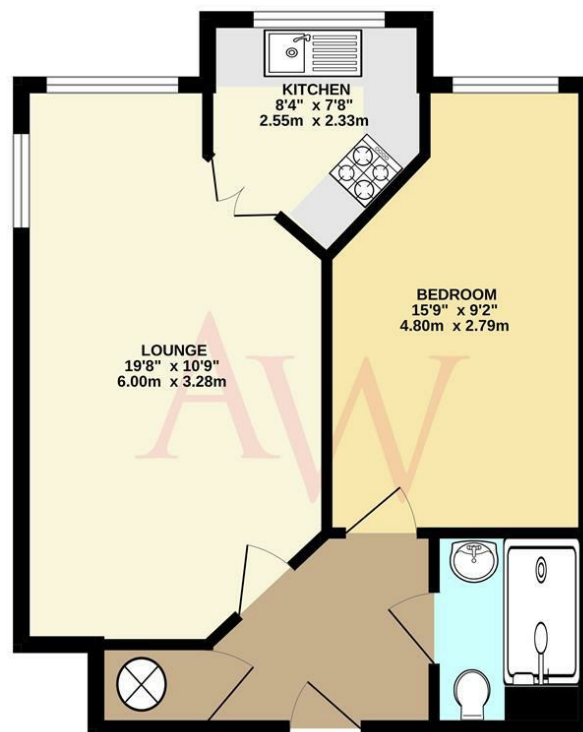
Further benefits include residents' lounge, laundry room, emergency intercom, double glazed windows, electric heating, 24 hour care line, and is being sold chain free.

We understand that the lease has approximately 93 years remaining, Service Charge approx. £3,150 Per year

Ground Rent: approx. £512 Per year

Council Tax Band: D

SECOND FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 457 sq.ft. (42.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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