

# FLOORPLAN AWAITING



29 LIVINGSTONE COURT CHRIST CHURCH LANE, BARNET EN5 4PL

Offers In Excess Of £325,000 | Leasehold





## Property Overview

Set in the highly sought after RETIREMENT development of Livingstone Court and built in 1993 by renowned developers McCarthy and Stone is this two bedroom, first floor apartment which is in close proximity to the Spires shopping centre including Waitrose. The property comprises of a bright and spacious living room, a seperate modernised kitchen which features a Siemens hob, dishwasher, fridge/freezer, microwave and HotPoint oven. A large dual aspect master bedroom with fitted wardrobes and bedside drawers, a second double bedroom all of which overlook the beautifully landscaped communal gardens. Completing the property is a stylish, fully-tiled three-piece bathroom suite with walk-in bath, assisted handrail, shower, vanity unit and frosted window. 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 - 22'10 X 10'9
- KITCHEN - 7'7 X 7'1
- BATHROOM - 6'9 X 5'6
- LIFT
- BEAUTIFUL COMMUNAL GARDENS
- BEDROOM 1 -15'8 X 9'3
- BEDROOM 2 - 13'8 X 9'1
- HOUSE MANAGER
- RESIDENTS CAR PARK
- LAUNDRY ROOM

## Agents Notes

Further benefits include, residents lounge, laundry room, 24-hour careline, audio entry, multiple storage cupboards, lift and allocated parking space.

We understand the remaining lease to be circa. 88 Years  
Service charge circa.5149 next year  
Ground rent circa. £576.24 pa  
Council tax band E  
EPC rating