



29 LIVINGSTONE COURT CHRIST CHURCH LANE, BARNET EN5 4PL

Offers In Excess Of £325,000 | Leasehold

ANDREW WARD^{EST. 1988}
ESTATE AGENTS



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 separate 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

AWAITING FLOORPLAN

Contact us

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

www.andrewward.co.uk

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

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."

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

ANDREW WARD EST. 1988
ESTATE AGENTS