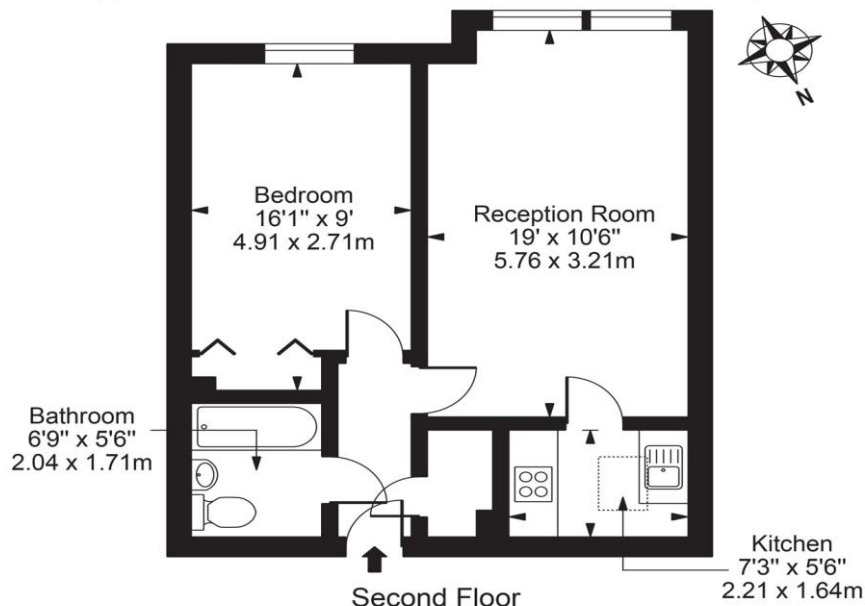




Lychgate Court, Friern Park, London, N12 9UL

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Approx. Gross Internal Area 480 Sq Ft - 44.61 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

welcome to Lychgate Court, Friern Park, London,

- One Bedroom Retirement Flat
- Warden Assisted
- Communal Gardens
- Residents Parking
- Sold With Extended Lease

Tenure: Leasehold

EPC Rating: C

Council Tax Band: C

Ground Rent: £350 pa

Service Charge: £ 3824.04 pa

£120,000



This one bedroom retirement apartment located in North Finchley benefits from a spacious living room, fitted kitchen and bath room.

Situated on the top floor facing towards the communal gardens you will find this one bedroom retirement flat. The property is sold chain free with extended lease and benefits from the 19ft long reception room. The property also benefits from communal facilities such as the lounge, garden, washing room and is also Warden Assisted.

view this property online [barnardmarcus.co.uk/Property/NFY107388](https://www.barnardmarcus.co.uk/Property/NFY107388)

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jun 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:

NFY107388 - 0002

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