

# MAUNDER TAYLOR

## FOR SALE

### TOP FLOOR TWO BEDROOM - RETIRMENT FLAT\*



## 35 WESTON COURT, FARNHAM CLOSE, WHETSTONE, N20 9PQ

A top floor 2-bedroom retirement flat (\*minimum age requirement – 55), overlooking the well-kept landscaped communal gardens.

The development benefits from a communal lounge for socialising, a laundry room, a guest suite (available for a small fee), a passenger lift to the upper floors, and resident parking.

The property faces the rear and is very quiet. Situated just one third of a mile from Whetstone, High Road, including Waitrose and Marks & Spencer supermarkets, with a bus stop directly opposite the development to Greenhill Parade with a Tesco local and chemist.

***The property is offered to the market chain free.***

#### FEATURES AND ACCOMMODATION

TWO BEDROOMS • RECEPTION • KITCHEN • BATHROOM • DOUBLE GLAZING • COMMUNAL LOUNGE  
LAUNDRY ROOM • GUEST SUITE AVAILABLE – (at cost, must be pre-booked) COMMUNAL GARDENS  
RESIDENT PARKING • HOUSE MANAGER • 'CARELINE' SYSTEM • LIFT ACCESS

***\* Minimum age requirements - please call to discuss***

**£275,000 LEASEHOLD – CHAIN FREE**

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.



## Entrance hallway

Storage heater, carpeted flooring, intercom entry phone/*Careline* cord, hand rail, storage cupboard with hot water cylinder, with a further cupboard housing electricity fuses & meter.

## Reception

Carpeted flooring, *Careline* cord, tilt & turn double glazed window overlooking communal rear garden, storage heater. Pair of multi paned doors leading through to;

## Kitchen

Fitted range of wall and base units, stainless steel sink, 4-ring electric hob with extractor hood above, high level oven, space for upright fridge freezer, space & plumbing for washing machine or dishwasher, part tiling to walls, electric wall heater, double glazed window overlooking rear garden.

## Bedroom 1

Carpeted flooring, *Careline* cord, fitted wardrobes, storage heater, tilt & turn double glazed window overlooking communal gardens to rear.

## Bedroom 2

Carpeted flooring, *Careline* cord, fitted wardrobes, storage heater, tilt & turn double glazed window overlooking communal gardens to rear.

## Bathroom

Spacious shower enclosure with glass panel & shower (room for shower seat), wash hand basin, low flush WC, tiled walls, heated towel radiator plus wall heater, air extractor, *Careline* cord.

## Communal Gardens:

Well maintained - with lawn, shrubs, small trees & seating areas. To the rear, plus off the lunge is an additional grass & patio area, with tables, garden parasols & outside seating.

## Parking:

Residents and visitors parking.

## Tenure and Outgoings:

Leasehold: 125 years from 1<sup>st</sup> June 1994 (96 years remaining)

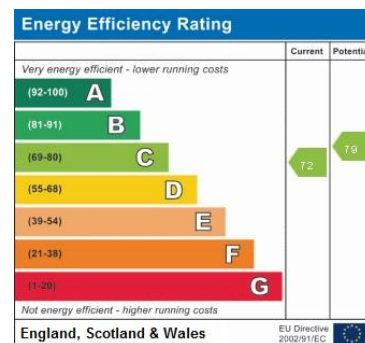
**Current service charge:** £2,566.38 half yearly-

**Ground Rent** - £291.04 half yearly

**Council Tax Band:** E



view from bedroom



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## Second Floor

Approx. 71.0 sq. metres (764.2 sq. feet)



Total area: approx. 71.0 sq. metres (764.2 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, Plan produced using PlanUp.

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