

# MAUNDER TAYLOR

CHARTERED SURVEYORS ESTATE AGENTS MANAGING AGENTS  
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## FOR SALE FIRST FLOOR, ONE BEDROOM *RETIREMENT FLAT*



### 26 WESTON COURT, FARNHAM CLOSE, N20 9PQ

A one bedroom, first floor retirement flat (minimum age requirement is 60). The property lies within a third of a mile of the shopping and transport facilities along Whetstone High Road - including Marks & Spencer's and Waitrose Supermarkets.

There are bus stops on either side of the High Road and a zebra crossing to the front of the block.

#### FEATURES AND ACCOMMODATION

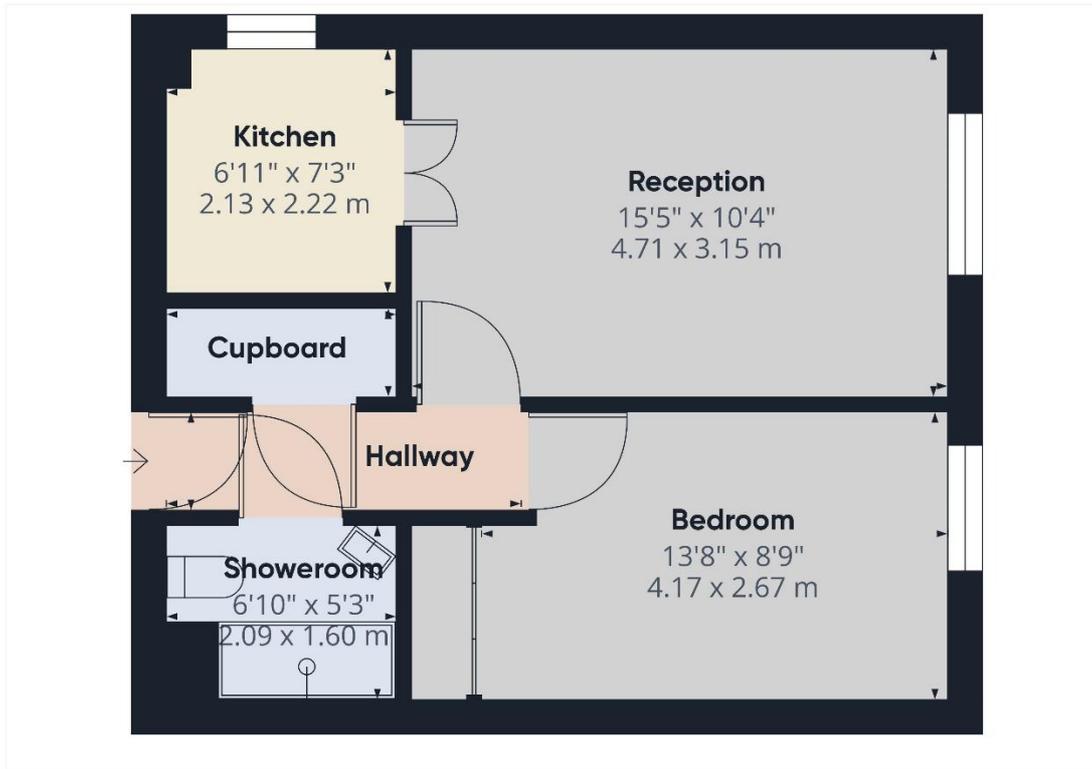
ONE BEDROOM ● RECEPTION ● KITCHEN ● SHOWER ROOM ● DOUBLE GLAZING  
GROUND FLOOR COMMUNAL LOUNGE ● LAUNDRY ROOM  
GUEST SUITE AVAILABLE – (at cost, must be pre-booked) ● COMMUNAL GARDENS ● PARKING  
HOUSE MANAGER ● 'CARELINE' SYSTEM

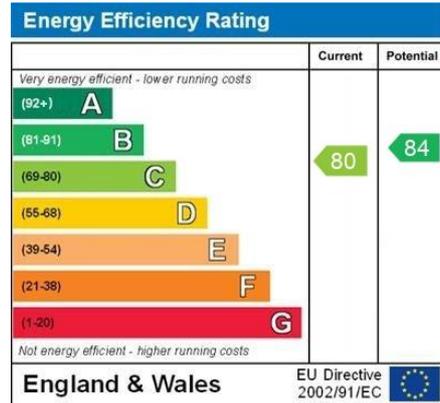
**£152,500 LEASEHOLD - CHAIN FREE**



PARTNERS: B R MAUNDER TAYLOR FRICS MAE, M H MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM  
ASSOCIATES: S E MAUNDER TAYLOR MIRPM AssocRICS, BA EWEN MNAEA, JD MELLOR DipSurv Pract

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.





Communal ground floor entrance lobby leading to hallway, with lift and stairs rising to first floor landing. Front door of flat opening to;

**Entrance Hallway** Storage heater, emergency ‘Careline’ panel, cupboard housing electrical fuses, large linen cupboard with hot water cylinder & doors opening to;

**Reception** Storage heater, ‘Careline’ emergency pull cord, double glazed window to front and pair of glazed doors opening to;

**Kitchen** Range of wall and base units with worktop, stainless steel sink and with mixer taps, space for fridge, space & plumbing for washing machine, electric hob with hood above, built in electric oven, partially tiled walls, vinyl flooring, wall mounted fan heater and double-glazed window to side.

**Bedroom** Fitted wardrobe, emergency ‘Careline’ emergency pull cord, electric storage heater and double-glazed window to front.

**Shower Room** Wide walk-in shower enclosure, sink set on vanity unit, low flush WC, tiling to walls, air extractor unit, fan heater, ‘Careline’ emergency pull cord, vinyl flooring.

- Minimum age requirement of 60.
- Communal laundry room with washers, dryers, a sink and ironing board.
- Guest suite available for visitors (at cost, must be pre-booked).
- House manager – and ‘Careline’ emergency system in place.
- Resident’s lounge with kitchenette and patio area.

**Tenure:** Leasehold 125 year from 1<sup>st</sup> June 1994

**Ground Rent** Vendor advises - £516 PA

**Service Charge** Vendor advises - £3,421 PA