FOR SALE GROUND FLOOR, ONE BEDROOM, RETIREMENT FLAT

2 Weston Court, Farnham Close, London N20 9PQ

A ground-floor one-bedroom retirement flat (minimum age 60) with direct access to the well-kept communal gardens.

The development benefits from a communal lounge for socialising, a laundry room, a guest suite (bookable at a nominal cost), a passenger lift to the upper floors & car parking.

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.

FEATURES AND ACCOMMODATION

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

GUIDE PRICE: £150,000 – CHAIN FREE

Entrance hallway
Carpeted, *Careline*/intercom panel, walk-in storage cupboard with fuse board and lagged hot water cylinder. Doors leading to;

Reception
Decorative fireplace with electric heater. Wall lights, decorative coving, *Careline* cord, double glazed tilt & turn window & doorway to the garden. Opening through to;

Kitchen
Modern range of fitted wall & base units with worktop, stainless steel sink & drainer with mixer tap, electric hob with hood above, oven/grill/microwave, integrated fridge freezer & dishwasher and tiled splash back.

Bedroom
Electric heater, decorative coving, *Careline* cord, double glazed tilt & turn window overlooking garden.

Bathroom
Shower, WC, wash basin set on vanity unit, tiling to walls, air extractor, wall mounted electric heater, *Careline* cord.
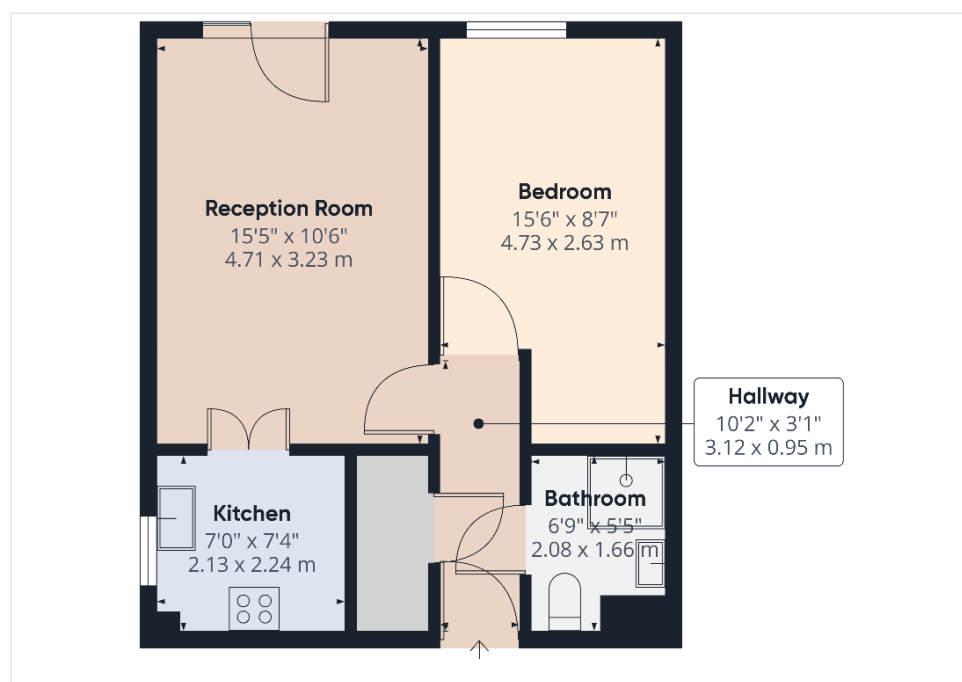
Tenure: 125 years from 1st June 1994 (94 years remaining)

Ground Rent: £516 Per annum

Service Charge: The service Charge is £3,499 From the 01/09/24 – 31/08/25

Council Tax: Band D

EPC Ratings: EPC TO FOLLOW

FLOOR PLAN

Reception Room
15'5" x 10'6"
4.71 x 3.23 m

Bedroom
15'6" x 8'7"
4.73 x 2.63 m

Hallway
10'2" x 3'1"
3.12 x 0.95 m

Kitchen
7'0" x 7'4"
2.13 x 2.24 m

Bathroom
6'9" x 5'5"
2.08 x 1.66 m

EPC TO FOLLOW