

## FOR SALE

### SECOND (TOP) FLOOR, ONE BEDROOM *RETIREMENT FLAT*



### 34 Weston Court, Farnham Close, London N20 9PQ

A top floor (with passenger lift), one-bedroom retirement flat (minimum age 60) overlooking 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

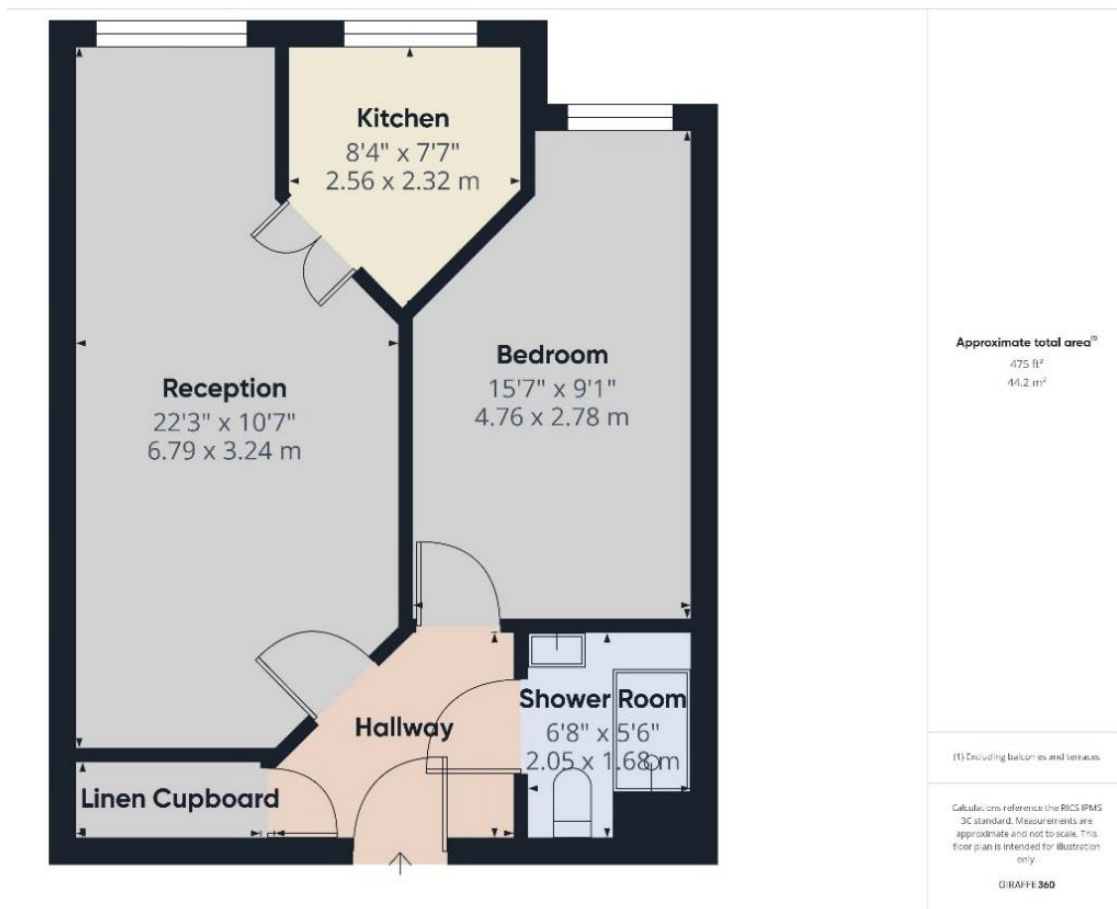
**PRICE: £150,000 – CHAIN FREE**



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, B A EWEN MNAEA, J D 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.

## Second (top) floor flat.



**Entrance Hallway** with *Careline* control panel and communication cord. Walk-in storage cupboard housing hot water cylinder (with immersion heater), electricity fuses and meter.

**Reception** Decorative coving, plug-in electric radiator, wall & ceiling lights, *Careline* pull cord, double glazed tilt & turn windows overlooking the main garden, and double multi paned doors opening to;

**Kitchen** Modern range of wall & base units with work top, stainless steel sink & drainer, 4-ring ceramic hob with hood above, electric oven & grill, space for upright fridge freezer, integrated slim-line dishwasher, wall mounted fan heater, tiling to walls & floor, double glazed tilt & turn window overlooking the main garden.

**Bedroom** Electric storage heater, decorative coving, wall lights, *Careline* pull cord, double glazed tilt & turn window, overlooking the main garden.

**Shower Room** Wide tiled shower enclosure with hand held shower spray, sink set on vanity unit, close coupled WC, air extractor, wall mounted fan heater and electric radiator (not tested), *Careline* Cord, tiling to walls & floor

**Tenure:** 125 years from 1<sup>st</sup> June 1994 (94 years remaining)

**Ground Rent:** TBC

**Service Charge:** TBC

**Council Tax:** Band D



SPACE FOR EPC GRAPH