





Langstone Way, London, NW7 1GQ

£300,000 - Leasehold

CHAIN FREE A luxury, 624 sq ft 1 bedroom retirement apartment (over 55's) situated on the ground floor and benefitting from direct access from the front. Built by Bovis Homes in 2003, the property is designed for independent living in a "full service" building with restaurant, luxurious communal rooms and gardens, guest suite, 24 hour staffing 7 days a week and residents parking. Other benefits include weekly domestic assistance up to 1.5 hours and a range of communal activities. Located opposite a Waitrose supermarket.

Lease: 999 years from 1st January 2003 Ground Rent: £488.15 per annum

Service Charge: £721.39 per month

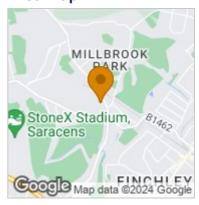
- Ground floor retirement apartment
- 1 bedroom
- 624 sq ft
- Chain free
- Communal gardens
- Communal off street parking
- Opposite a Waitrose supermarket
- Barnet council tax band E



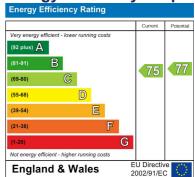
Floor Plan

Farthing Court, London N7 1GQ Gross Internal Area 624 sq ft / 58 sq metres Kitchen 10'7" x 6'11" (3.22m x 2.12m) Bedroom 1 13'2" x 12'6" (4.02m x 3.80m) Living Room 20'1" x 10'10" (6.12m x 3.31m) Bathroom 7'10" x 7'10" (2.40m x 2.39m) **Ground Floor** All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

Area Map



Energy Efficiency Graph











These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.











