

Heddon Court, Cockfosters Road

Cockfosters, EN4 0DF

Offers in excess of £285,000



Welcome to Heddon Court, Cockfosters Road

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This 1 bedroom apartment above a shop is a unique find, combining convenience, comfort, and a desirable location. Situated on the second floor, the apartment offers a sense of elevation and privacy, allowing for a quiet and peaceful living environment. Perfect for first time buyers or those considering a buy to let investment, this property is a gem waiting to be explored.

Whether you're a first time buyer looking for a comfortable home or an investor seeking a property for rental purposes, this apartment presents an ideal opportunity. This apartment is well maintained and in good condition, ensuring a move in ready experience for its new occupants.

Enjoy the ease of commuting with Cockfosters Tube Station just a few minutes' walk away. Trent Park, with its green spaces and recreational opportunities, is also within easy reach.

Length of Lease: 950 years

Level: Second Floor

Service Charge: £800.00 per annum

Ground Rent: £0 per annum

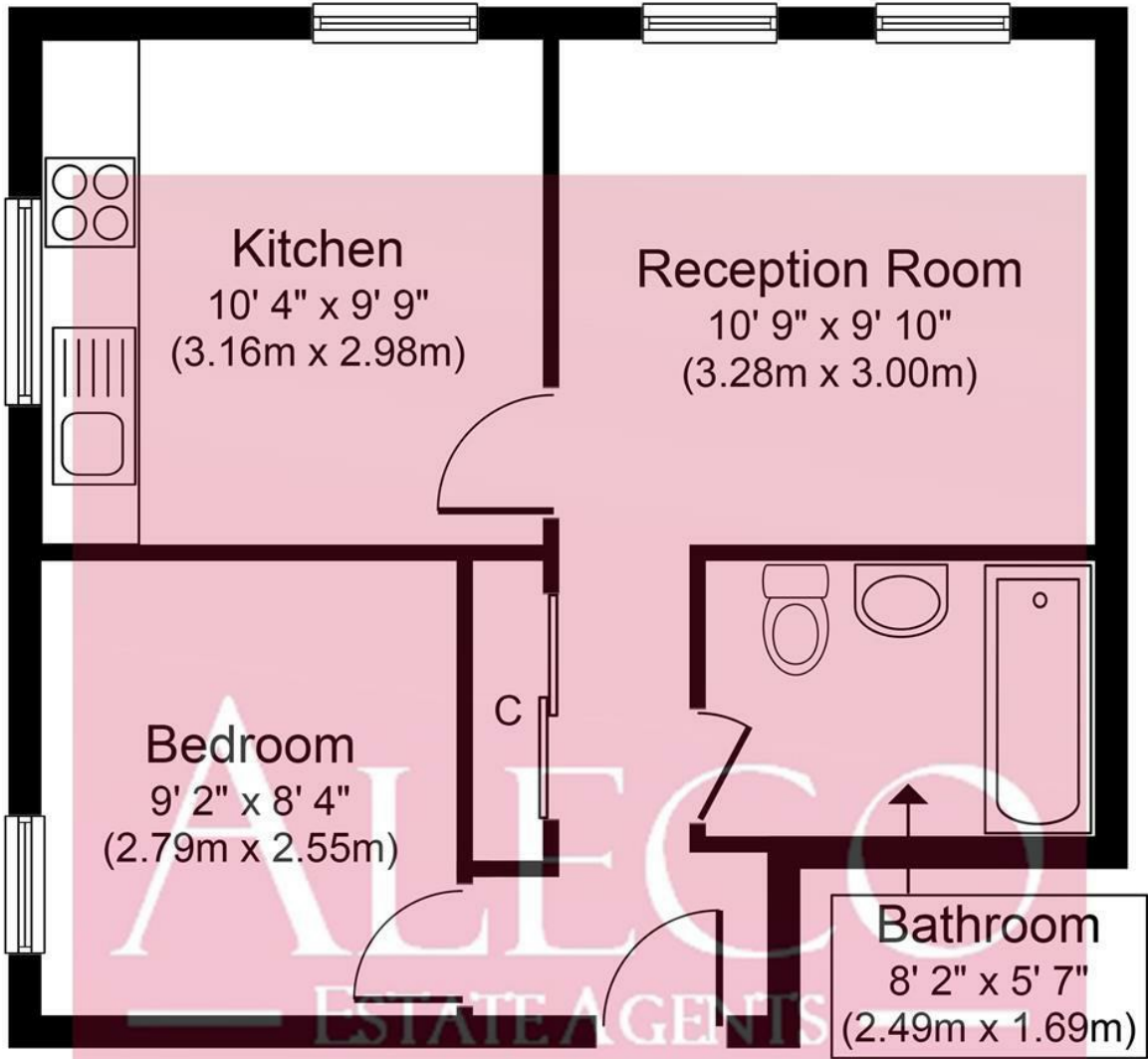
Council Tax Band: B







Floor Plan



Approximate Floor Area
393 sq. ft.
(36.5 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Area Map

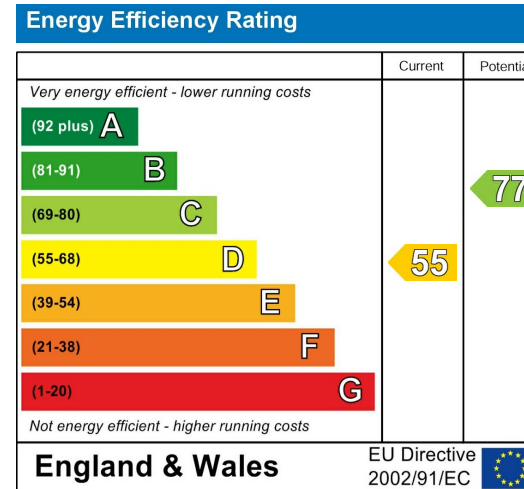


Viewing

Please contact our Aleco Estate Agents Office on **02084498808** if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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