



**ALECO**  
ESTATE AGENTS

## Fordham Close

Cockfosters, EN4 9AJ

**£420,000**





# Welcome to Fordham Close

Cockfosters, EN4 9AJ

This charming property offers the perfect blend of comfort and convenience. This delightful 2 bedroom GROUND FLOOR maisonette is located in a fantastic sought after location of Cockfosters.

Step inside to discover a modern kitchen that is sure to inspire you with integrated appliances, offering both style and functionality. The property also features a contemporary bathroom, adding a touch of luxury to your daily routine.

One of the highlights of this property is the 45ft rear garden with side access, providing a tranquil outdoor space where you can relax.

Located in a sought after area, this property offers not just a place to live, but a lifestyle. With amenities, schools, and transport links nearby, everything you need is within easy reach.

Unexpired years lease: 100 years lease  
Service Charge: £87 per month  
Ground Rent: £10 per annum  
Council Tax Band: C









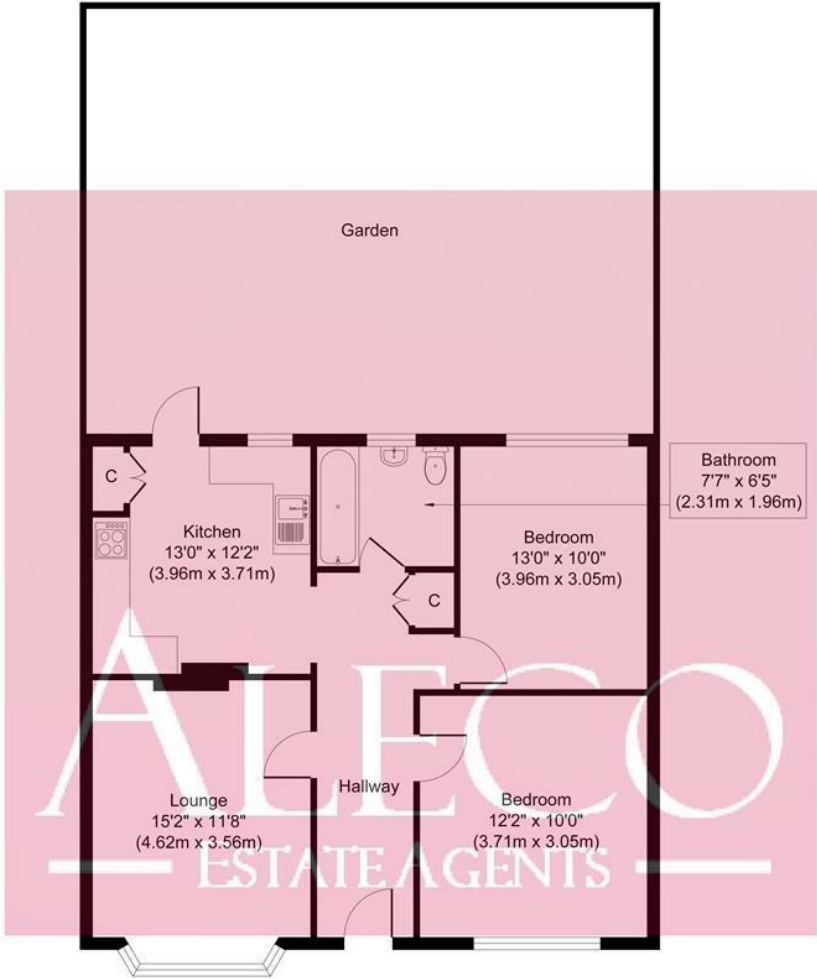








# Floor Plan

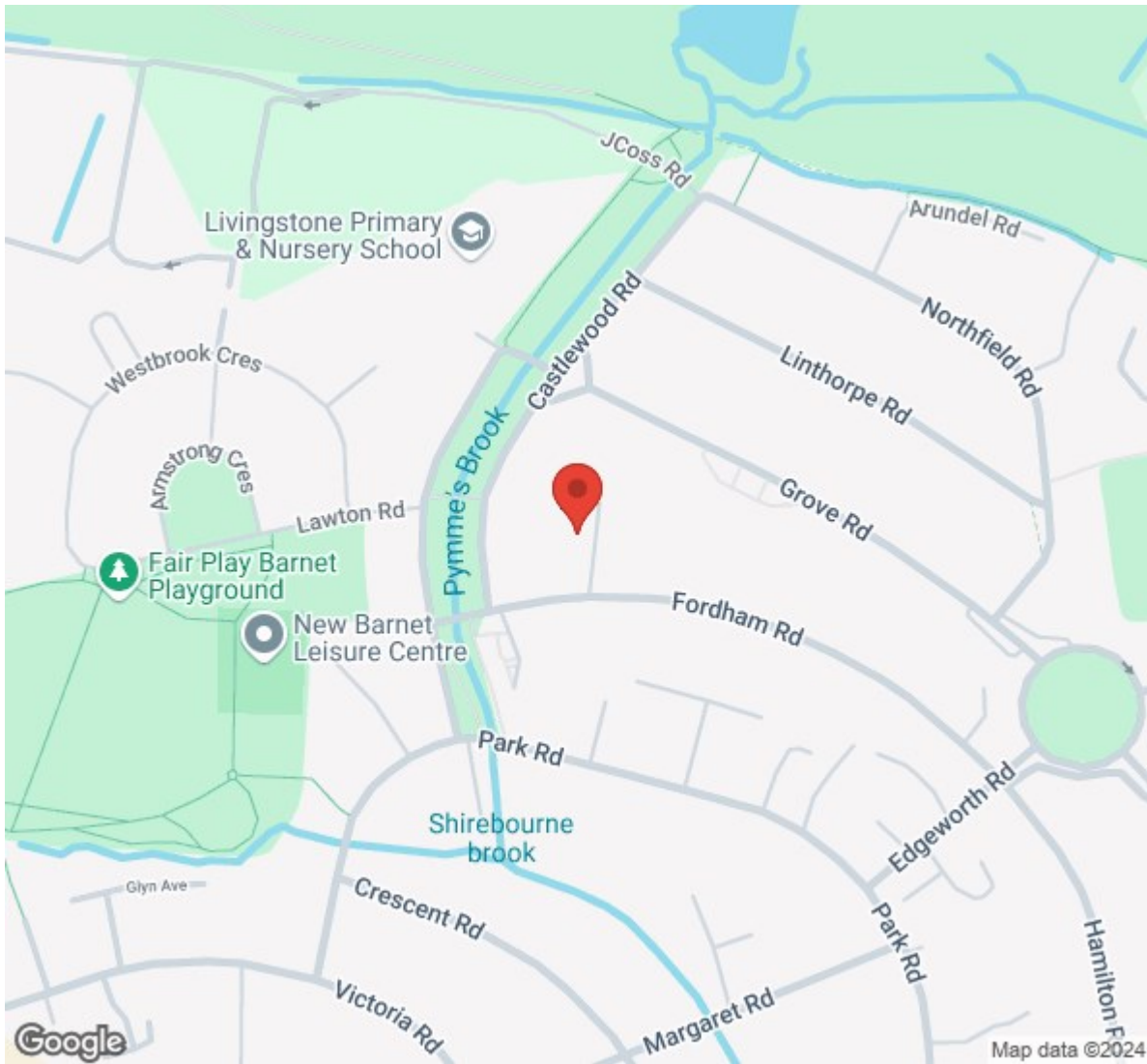


**Approximate Floor Area**  
**721 sq. ft**  
**(67.00 sq. m)**

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.  
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## Area Map

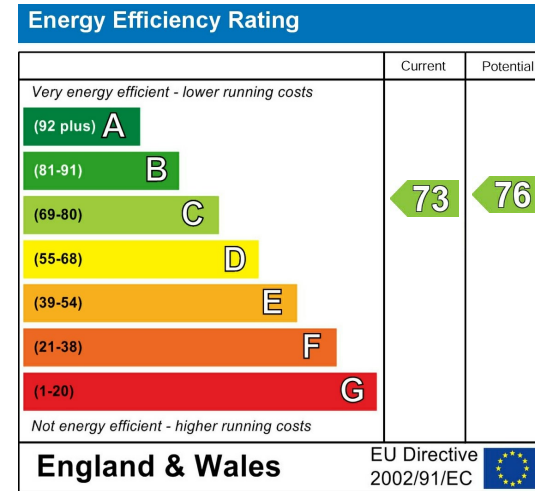


## Viewing

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.

## Energy Efficiency Graph



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