

**Price: £850,000
Leasehold**

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire, EN6 5BS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk



We are delighted to offer for sale this stylishly presented luxury three double bedroom, two bathroom second floor apartment located in the Exclusive Trent Country Park.

As you enter the building into a large bright entrance hall this leads to each apartment. The bedrooms have fitted wardrobes throughout and 2 beautifully presented bathrooms. Other benefits include a good size balcony off the living room.

The apartment is set in beautiful communal grounds & gardens, has allocated parking spaces as well as plenty of visitors parking throughout the Development. Other facilities include use of an open-air swimming pool, on-site gym, tennis courts and a shuttle bus service to and from Oakwood Tube Station (Piccadilly Line).

- LOCATED IN THE PRESTIGIOUS TRENT COUNTRY PARK
- 3 BEDROOMS, 2 BATHROOMS
- OPEN-PLAN LIVING/KITCHEN/DINING AREA
- USE OF COMMUNAL GROUNDS AND TENNIS COURTS
- PRIVATE BALCONY
- USE OF COMMUNAL GYM AND SWIMMING POOL
- STYLISHLY DECORATED THROUGHOUT
- 2 ALLOCATED PARKING SPACES

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FEATURES

DESCRIPTION

We are delighted to offer for sale this stylishly presented luxury three double bedroom, two bathroom second floor apartment located in the Exclusive Trent Country Park. As you enter the building into a large bright entrance hall this leads to each apartment. The bedrooms have fitted wardrobes throughout and 2 beautifully presented bathrooms. Other benefits include a good size balcony off the living room. The apartment is set in beautiful communal grounds & gardens, has allocated parking spaces as well as plenty of visitors parking throughout the Development. Other facilities include use of an open-air swimming pool, on-site gym, tennis courts and a shuttle bus service to and from Oakwood Tube Station (Piccadilly Line).

ACCOMMODATION

KITCHEN/LIVING/DINING AREA

UTILITY/STORAGE ROOM

3 DOUBLE BEDROOMS

2 BATHROOMS

BALCONY

ALLOCATED PARKING SPACES

USE OF COMMUNAL GROUNDS, SWIMMING POOL, GYM AND TENNIS COURTS

LOCATION

The property is situated in the Trent Country Park development surrounded by over 400 acres of parkland and close to Cockfosters Underground Station. Easy access to a range of surrounding amenities, and access to Trent Park Golf Club. It is just a short drive to the M25 by car and under 30 minutes to King's Cross via tube. There is also a Free shuttle bus to Oakwood station every 30 minutes.

LOCAL AUTHORITY

London Borough of Enfield.

SERVICES

Gas Central Heating and Mains Drainage.

Council Tax Band G.

999 Years remain on lease (not verified)

Ground Rent £275.00 per annum (not verified)

Service charge £3,139.39 per annum (not verified)

With an additional reserve fund £1,118 per annum (not verified)

"There may be additional fees that could be incurred for items such as leasehold packs"

VIEWING

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES.

IMPORTANT INFORMATION CONCERNING THESE PARTICULARS

None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

ANTI MONEY LAUNDERING

Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. Facial recognition will be offered at a charge of £15 plus vat per person.

Heamoor House, Barnet, EN4 0FF



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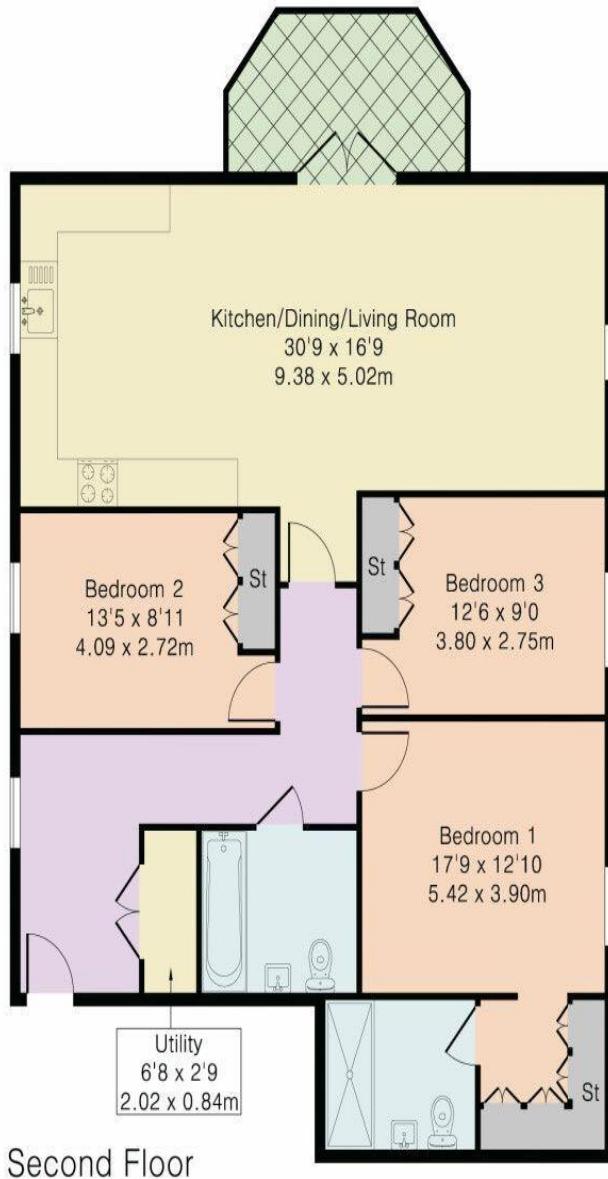
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Approximate Gross Internal Area 1128 sq ft – 105 sq m



Second Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

