MAUNDER TAYLOR

CHARTERED SURVEYORS ESTATE AGENTS MANAGING AGENTS
1320 High Road, London N20 9HP 020 8446 0011 maundertaylor.co.uk

TOP FLOOR, 2 BEDROOM FLAT FOR SALE



9 BRAEMORE COURT, COCKFOSTERS ROAD, EN4 0AE

A well-presented, 2-bedroom flat, accessed via secure gated front entrance, which leads up to a first floor balcony from which there is a further door to a separate communal area, with stairs rising to the upper second floor, with feature leaded window to front – shared with just one neighbouring property.

Very well-positioned for the local transport facilities, shops, cafés & restaurants along Cockfosters Road, also well as local primary & secondary schools – and with a short level walk to Cockfosters underground station (Piccadilly Line).

The property benefits from having a 999-Year lease with approximately 945 years remaining.

SUMMARY OF ACCOMMODATION

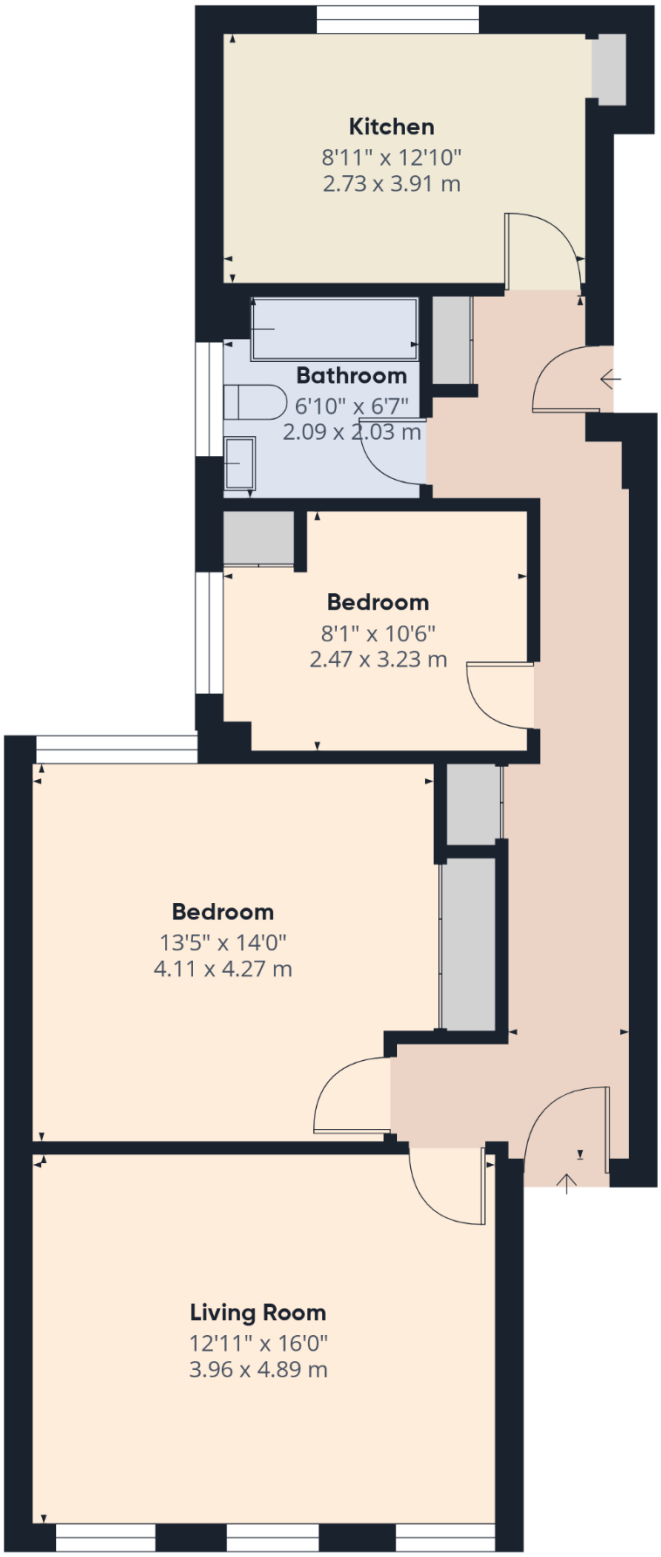
2 BEDROOMS ● LIVING ROOM ● FITTED KITCHEN/DINER
3-PIECE BATHROOM

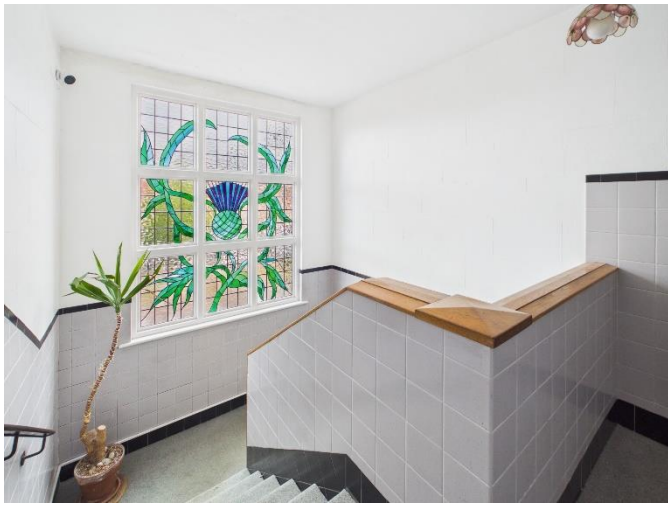
PRICE £385,000 - LONG LEASEHOLD

RICS Regulated by RICS | naea | propertymark PROTECTED | The Property Ombudsman SALES

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.


Kitchen
8'11" x 12'10"
2.73 x 3.91 m
Bathroom
6'10" x 6'7"
2.09 x 2.03 m
Bedroom
8'1" x 10'6"
2.47 x 3.23 m
Bedroom
13'5" x 14'0"
4.11 x 4.27 m
Living Room
12'11" x 16'0"
3.96 x 4.89 m








INFORMATION: The property is gas centrally heated and benefits from both double & secondary-double glazing.

Lease: 999-year term (approximately 945 years remaining)

Outgoings: The vendor advises that the current Ground Rent is *£386.46 PA* and current Service Charge is: *£3,500 PA*

Council Tax Band C

EPC Rating: **Current:** 44E **Potential:** 73C