Michael Wright Estate Agents

Tel. 020 8449 2255
Email. sales@michaelwright.co.uk
Web. www.michaelwright.co.uk
125 Cockfosters Road, Cockfosters, Barnet, Herts, EN4 0DA

HEDDON COURT, COCKFOSTERS, EN4

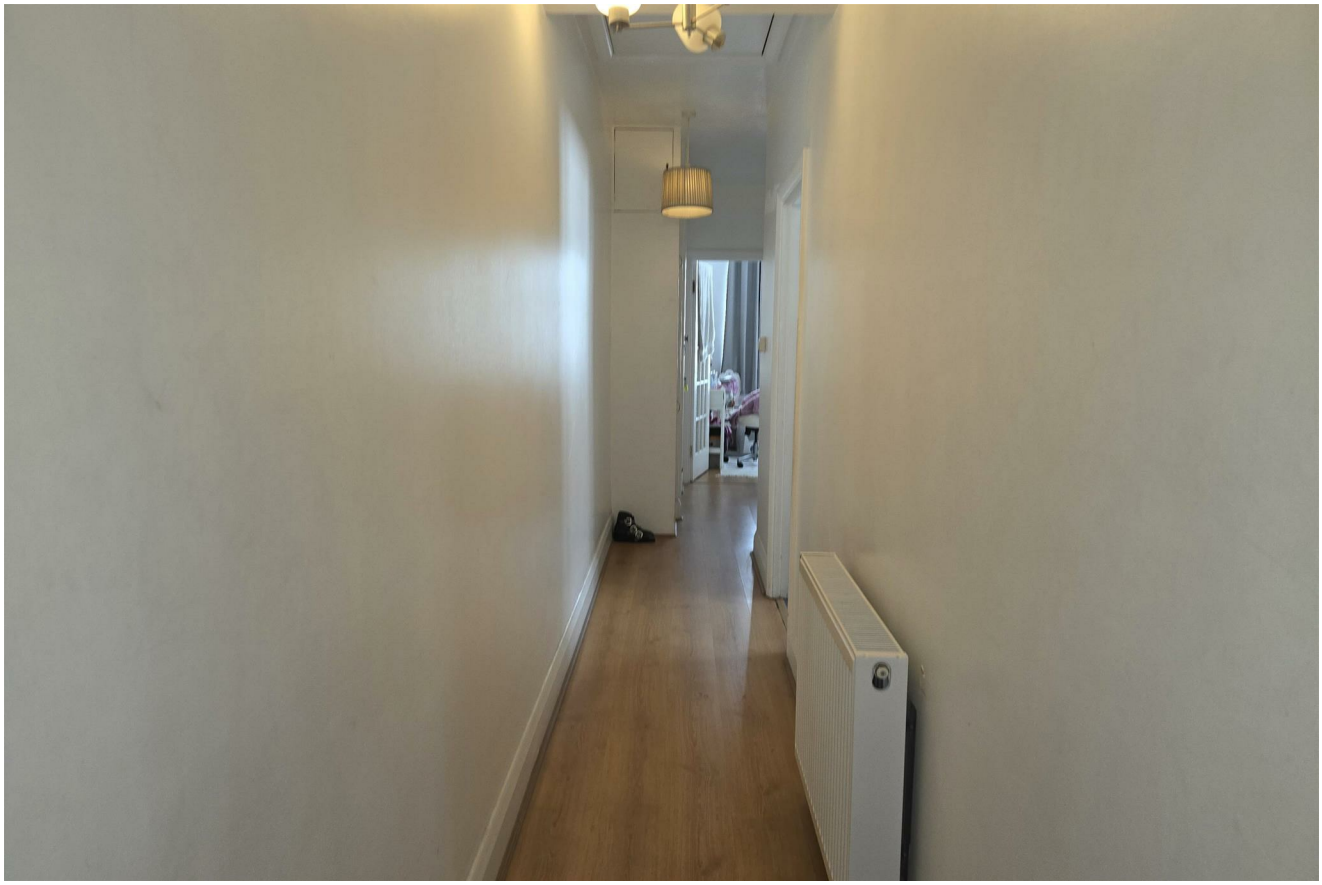
This larger than average 3 bedroom second floor apartment, situated in the heart of Cockfosters, offers spacious living accommodation and is conveniently located for the local shops, restaurants and amenities, including the Cockfosters Underground Tube Station (Piccadilly Line).
The property offers a bright and well-sized reception room, a large master bedroom with fitted wardrobes and a further two well-proportioned bedrooms and benefiting from a LONG LEASE (approx. 945 years) the property would be ideal for an investor or a family, with excellent local schools being in close proximity.

ACCOMMODATION

* ENTRANCE FROM MAIN ROAD POSITION * 32FT ENTRANCE HALL WITH ACCESS LARGE TO LOFT SPACE * SPACIOUS RECEPTION ROOM * 3 WELL-SIZED BEDROOMS * FULLY FITTED KITCHEN * FULLY TILED BATHROOM * GAS CENTRAL HEATING * DOUBLE GLAZED WINDOWS * HIGH CEILINGS * LAMINATE FLOORING *

PRICE: £385,000 LEASEHOLD - 945YRS

LONG ENTRANCE HALL 32'0 x 3'0 (9.75m x 0.91m)
Running from front to rear, with laminate flooring & neutrally decorated with white walls, rear entrance & access to the loft.



RECEPTION ROOM 15'5 x 12'9 (4.70m x 3.89m)
Double-glazed Sash windows to the front, with radiator beneath, laminate flooring, neutrally decorated with white walls.

RECEPTION ROOM (pic 2)

KITCHEN 8'8 x 7'9 (2.64m x 2.36m)
Double-glazed window to the side. Tiled floor & walls. Fitted with white wall & base units with black laminate worktops and tiled splashbacks, single-drainer stainless steel sink with mixer tap. Fitted appliances include; Electric Hob, with oven under & extractor fitted above. Plumbed for washing machine and Gas Boiler concealed in a wall-unit.

BEDROOM 1 16'8 x 11'00 (5.08m x 3.35m)
Double-glazed window to the rear with radiator beneath, laminate flooring and neutrally decorated walls, fitted wardrobes to the length of one wall.

BEDROOM 2 9'11 x 8'00 (3.02m x 2.44m)
Double-glazed window to the rear with radiator beneath, laminate floor and neutrally decorated walls.

BEDROOM 3 10'6 x 7'00 (3.20m x 2.13m)
Double-glazed sash window to the front with radiator beneath, laminate floor and neutrally decorated walls.

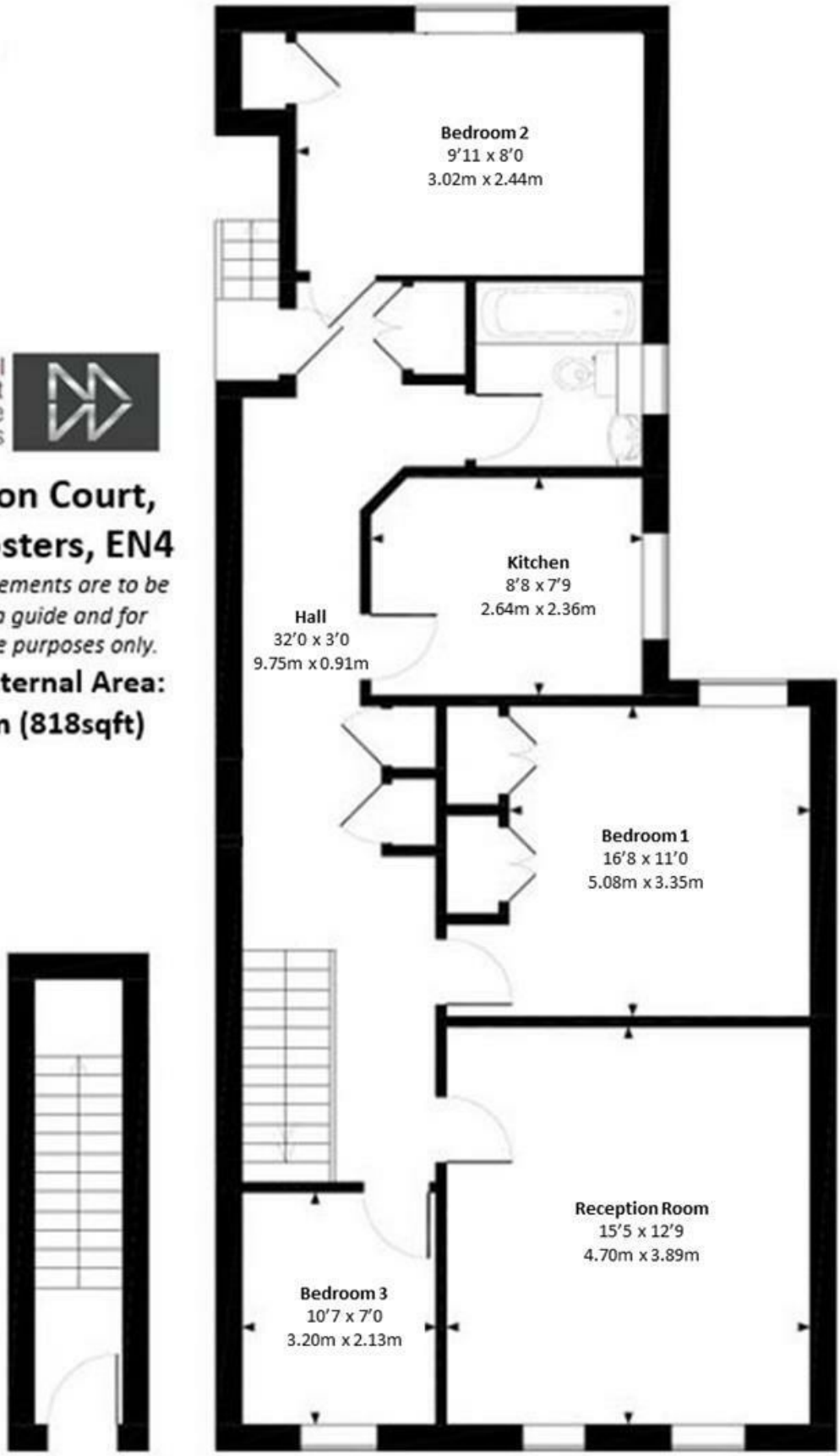
BATHROOM 6'10 x 6'3 (2.08m x 1.91m)
Double-glazed window to the side, fully tiled floor & walls, white suite comprising a full-sized bath with shower screen & mixer tap with shower attachments, WC & wash hand basin with vanity unit beneath.

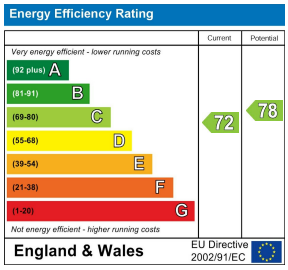
Michael Wright Estate Agents

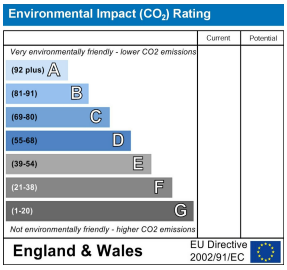
Heddon Court, Cockfosters, EN4

All measurements are to be used as a guide and for illustrative purposes only.

Total Internal Area: 76sqm (818sqft)







NAEA National Association of Estate Agents

PRS Property Redress Scheme

The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.

Call. 020 8449 2255 **sales@michaelwright.co.uk**