



COCKFOSTERS ROAD, COCKFOSTERS, BARNET, EN4

We are delighted to offer for sale this well-presented, second floor 1 bedroom Retirement flat set in the heart of Cockfosters. Just moments away from local shops, cafes, restaurants & travel facilities, including buses, Cockfosters underground station (Picc. Line) & Trent Country Park.

Comprising a 20ft lounge/diner, separate well-fitted kitchen, large double bedroom with fitted wardrobes and a shower room. The accommodation also benefits from a lift servicing all floors, a laundry room, a communal residents' lounge with adjoining Conservatory which leads onto the well-maintained communal gardens. ONLY AVAILABLE TO OVER-60s.



ACCOMMODATION

* RETIREMENT FLAT FOR OVER 60S ONLY * COMMUNAL ENTRANCE HALL * COMMUNAL RESIDENTS LOUNGE * DOUBLE GLAZED CONSERVATORY * COMMUNAL GARDENS * COMMUNAL LAUNDRY ROOM *
ACTUAL FLAT: 20FT LOUNGE/DINER * SEPARATE WELL-FITTED KITCHEN * DOUBLE BEDROOM WITH
FITTED WARDROBES * SHOWER ROOM WITH LARGE SHOWER CUBICLE *
* SERVICES: ELECTRIC HEATING * FEATURES: DOUBLE GLAZING * LIFT TO ALL FLOORS * WARDEN
ASSISTED *

PRICE: £99,000 LEASEHOLD

COMMUNAL ENTRANCE
Double glazed windows, carpeted, dado rails & wall hung lighting.



ENTRANCE HALL
Carpeted floor, cloak cupboard & cupboard housing the hot water cylinder. Entryphone system & access to the lounge / diner, bedroom & shower room.



LOUNGE / DINER 20'10 x 10'4 (6.35m x 3.15m)
Double glazed window to the rear, carpeted with coving & lighting to the ceiling.



DINING AREA



KITCHEN 9'10 x 6'1 (3.00m x 1.85m)

Double glazed window to the rear, tiled flooring & splash-back. Granite worktops & upstand, wall & base units, plumbed for washing machine. Under counter oven, electric hob with extractor fan above.



BEDROOM 12'1 x 8'8 (3.68m x 2.64m)

Double glazed window to the rear. Carpeted, with fitted wardrobes, dressing table & over bed cupboards. Radiator, coving & centrally mounted spotlight fitting to the ceiling.



SHOWER ROOM 7'9 x 5'6 (2.36m x 1.68m)

Fully tiled, with glass shower cubicle, low flush WC with hidden cistern, wash handbasin with vanity unit beneath & mirror above. Mirrored cabinet.



COMMUNAL RESIDENTS' LOUNGE



COMMUNAL CONSERVATORY

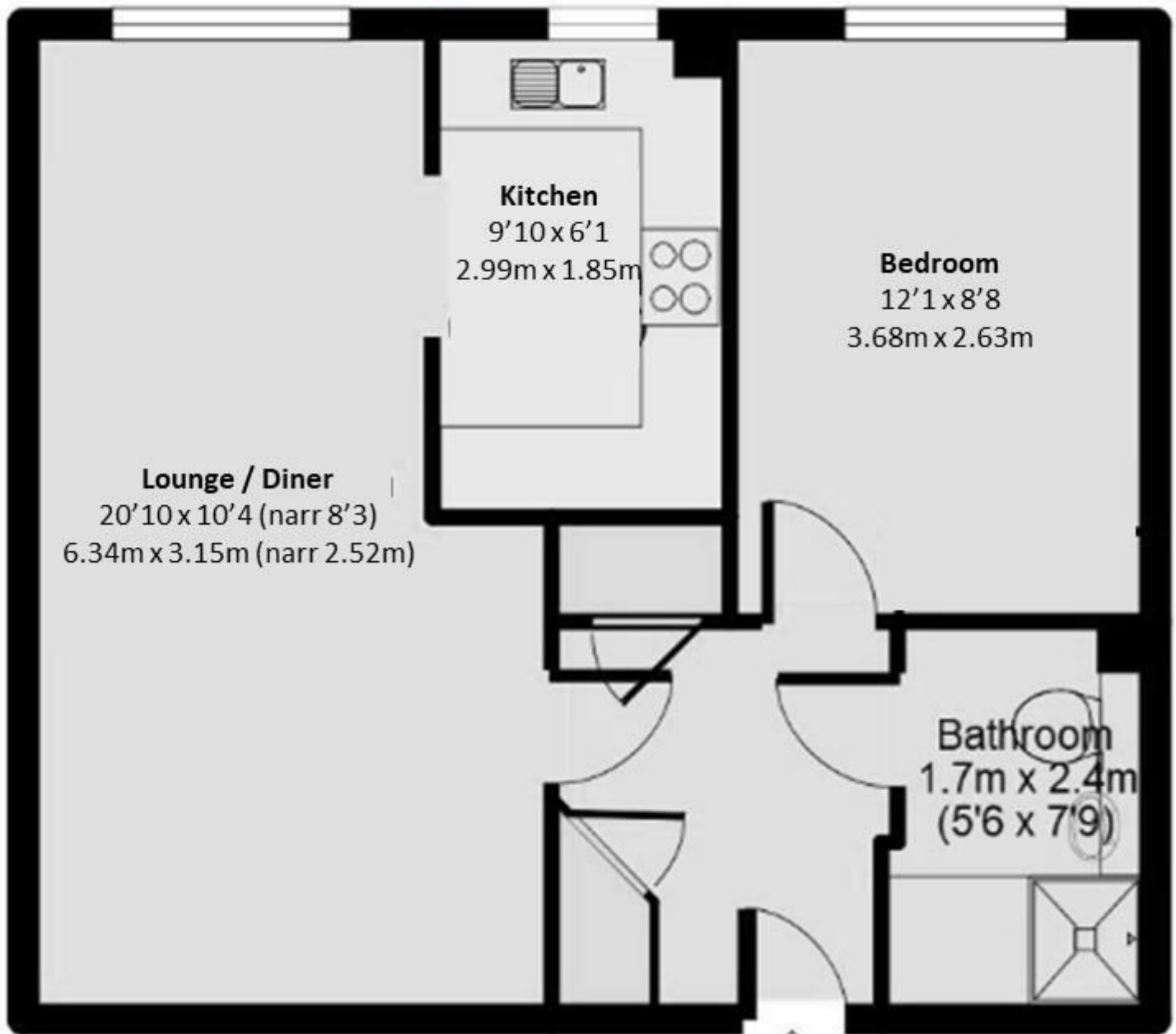


COMMUNAL GARDEN



Betjeman Court, Cockfosters, EN4

APPROX GROSS INTERNAL FLOOR AREA: 466 sq. ft / 43 sq. m



All measurements are approximate and for illustrative purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		66	83
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



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.

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