



GAMES ROAD, COCKFOSTERS, EN4

A LARGER THAN AVERAGE 2 DOUBLE BEDROOM FLAT IN A GEORGIAN STYLE BLOCK WITH A SHARE OF FREEHOLD. LOCATED IN A POPULAR AREA WITH A LEAFY OUTLOOK FROM ALL ROOMS AND WITHIN WALKING DISTANCE OF COCKFOSTERS TUBE STATION (PICC. LINE) & ALL OTHER AMENITIES, INCLUDING TRENT COUNTRY PARK & HADLEY WOOD.

THE PROPERTY HAS A SPACIOUS AND LIGHT 22' RECEPTION/DINING ROOM, A WELL FITTED KITCHEN WITH GRANITE WORKTOPS. 2 BEDROOMS, A BRIGHT FAMILY BATHROOM WITH BATH AND WALK IN SHOWER AS WELL AS A SEPARATE GUEST WC.

THE COMMUNAL GARDENS ARE WELL MAINTAINED AND THERE IS A GARAGE EN BLOC.



ACCOMMODATION

* COMMUNAL ENTRANCE HALL * OWN ENTRANCE HALL * 22' RECEPTION/DINING ROOM *
FITTED KITCHEN * 2 GOOD SIZED BEDROOMS * BRIGHT FAMILY BATHROOM * GUEST WC *
COMMUNAL GARDENS * GARAGE EN BLOC *

PRICE: £565,000 LEASEHOLD - SHARE OF FREEHOLD

ENTRANCE HALL

Neutrally decorated entrance hall, carpeted with covered radiator, pendant light to the ceiling. Access to kitchen, living room, WC, bathroom and bedrooms.



LIVING ROOM 21'6" x 21'0" (6.56 x 6.41)

Dual aspect with double glazed windows facing the front and side with radiator beneath. Carpeted with wall hung lighting and coving to the ceiling.



LIVING ROOM (PIC 2) 21'6" x 21'0" (6.56 x 6.41)



KITCHEN 13'5" x 8'11" (4.09m x 2.72m)

Double glazed window to the rear. Tiled flooring, fitted wooden shaker style kitchen with granite worktops, upstand and splashback. Under counter stainless steel sink and mixer tap. Ample wall and base units. Under counter oven with gas hob and stainless steel extractor hood above. Spotlights to the ceiling.



KITCHEN (PIC 2)
Different aspect showing breakfast bar.



GUEST W/C



BEDROOM 1 14'8" x 14'8" (4.48 x 4.48)

Double glazed windows to the rear with radiator underneath. Carpeted, with built in wardrobes, pendant lighting and coving to the ceiling.



BEDROOM 1 (PIC 2)

Different aspect showing the built in wardrobes



BEDROOM 2 12'10" x 8'2" (3.91m x 2.49m)

Double glazed window to the side with radiator underneath. Carpeted with coving to ceiling.



BATHROOM

Four piece suite comprises of a bath, WC, quadrant shower and basin with vanity unit beneath and mirror above. spotlights to ceiling and tiled floor.



COMMUNAL GARDEN



GARAGE EN BLOC



Approximate Gross Internal Area 974 sq ft - 91 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



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		80	82
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.