

## FOR SALE GROUND FLOOR, TWO BEDROOM - RETIREMENT FLAT\*



### 6 Weston Court, Farnham Close, Whetstone N20 9PQ

A two bedroom, ground floor retirement flat (\*minimum age requirement – 60), with direct access from the living room on to the well-kept communal gardens, which offer a secluded outdoor space for the owner to enjoy – and with a Westerly aspect providing a bright afternoon & evening aspect from all main rooms.

This well-established development offers independent living, with the peace of mind of a house manager based on the site & a 24 hour *Careline* alarm system – as well as benefiting from a communal lounge for socialising, a laundry room (pictured), a guest suite (available for a small fee), well-kept communal grounds and resident/visitor parking.

Weston Court is situated in a convenient location – just a third of a mile from Whetstone High Road, with retailers including Marks & Spencer Food Hall, Waitrose & a large *Boots* with pharmacy.

There are bus stops in the High Road adjacent to the development (with a zebra crossing) – the bus services providing easy access between Barnet, Whetstone & Finchley.

*The property is offered to the market CHAIN FREE – VIEWING RECOMMENDED.*

#### FEATURES & ACCOMMODATION

- TWO BEDROOMS (with fitted wardrobes) • RECEPTION with direct access to communal gardens
- KITCHEN • SHOWER ROOM with wide accessible shower enclosure • DOUBLE GLAZING
- RESIDENT'S LOUNGE • LAUNDRY ROOM • 24 HOUR 'CARELINE' ALARM SYSTEM
- ON SITE HOUSE MANAGER • GUEST SUITE AVAILABLE (at cost - must be pre-booked)
- COMMUNAL GARDENS • PARKING • MINIMUM AGE REQUIREMENT IS 60

**GUIDE PRICE: £230,000 – CHAIN FREE**



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, M H MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM  
ASSOCIATES: SE MAUNDER TAYLOR MIRPM AssocRICS, BA EWEN MNAEA, JD 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.

Front door of flat opening to 'L' shaped hallway with door intercom, *Careline* cord, decorative coving, storage heater, two storage cupboards - one housing the hot water cylinder, and one with electricity meter & fuse board/storage.



**Living Room 22'9 x 10'9 narrowing to 5'9 (6.93m x 3.27m narrowing to 1.75m)**

With electric fire place in decorative surround with mantle, decorative coving, *Careline* cord, storage heater, double multi-paned doors to kitchen and with double glazed door & window on to communal gardens. *Please note*, the paved area outside is part of the communal demise, but used by the resident of flat 6.



**Kitchen 9'6 x 7'9 (2.89m x 2.36m) – irregular shape, maximum dimensions**

Fitted wall & base units, space for upright fridge freezer and with under counter space for a further appliance (currently shelved), stainless steel sink & drainer, electric oven/grill, electric hob with hood above, double glazed tilt & turn window overlooking communal gardens, wall mounted heater, *Careline* cord.



**Bedroom 1 - 11'6 x 9'3 (3.5m x 2.81m)**

Dual aspect, double glazed tilt & turn windows to front and side, fitted wardrobes, decorative coving, *Careline* cord, storage heater.



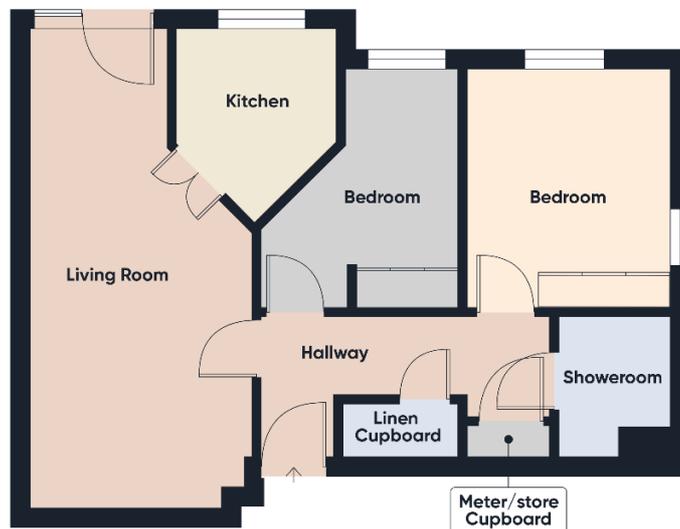
**Bedroom 2 – 11'6 max x 9'3 max ( 3.5m x 2.81m)**

Irregular shape, double glazed tilt & turn window to front, fitted wardrobes, electric panel heater, *Careline* cord, decorative coving.



**Shower Room/WC**

With a wide, accessible walk-in shower enclosure with sliding glass door, fitted grab rails & folding shower seat, close-coupled toilet, sink set on vanity unit- with mirror & light above, medicine cabinet, electric wall heater & air extractor, *Careline* cord.



**Ground Rent & Service Charge:**

Current Service Charge - £2,391.29 (6-monthly).

Current Ground Rent £291.04 (6-monthly).

**Council Tax:** Band E

**Tenure:** 125-year lease from 1996

**EPC Ratings:** Current: D: 67  
Potential: C: 75



Laundry Room



Resident's Lounge