



Friern Barnet Lane, N20 0YD
London





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Kings Group are delighted to present this chain free one double bedroom ground floor apartment, exclusively available for the over 55's. The property is well presented throughout and offers comfortable, low-maintenance living within a popular retirement development.

The accommodation comprises a spacious living room with patio doors opening directly onto the communal garden area, a modern fitted kitchen, a sizeable double bedroom, and a three piece bathroom suite. The layout is well designed for ease of living, with bright and practical rooms throughout.

Residents benefit from a range of excellent communal facilities, including a residents' lounge, laundry room, and beautifully maintained communal gardens. The development also offers ample on site parking for both residents and visitors, lift access, an on site House Warden, and an emergency pull cord system installed within each apartment, providing additional peace of mind.

Conveniently located within approximately one mile of Whetstone's Main High Street, the property is ideally positioned close to a variety of restaurants, cafés, shops, and transport links, offering the perfect balance of independence and community living.

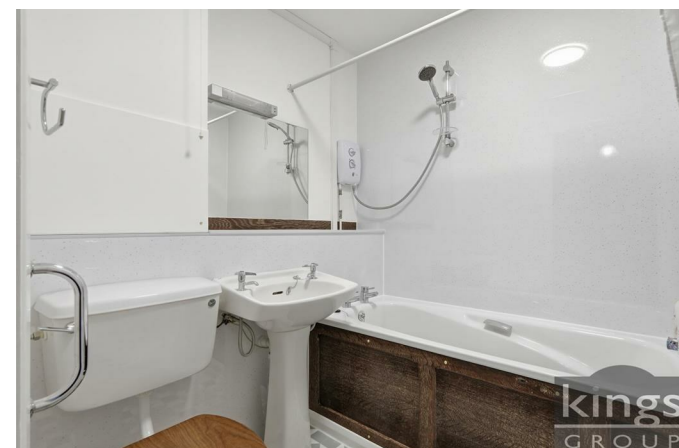
The development is available under the Affordable Home Ownership Scheme, where eligible buyers are required to be approved. A discounted ownership arrangement applies, with 70% of the full market value payable, while the remaining 30% is retained to support affordability. The lease is renewed to 99 years upon each new ownership.

This is an excellent opportunity to acquire a well presented retirement apartment in a sought after and well serviced development.

£150,000



- A Spacious One Double Bedroom Ground Floor Retirement Apartment For the Over 55s
- Chain Free
- On Site House Manager For Added Peace of Mind
- Enjoy Easy Access to the Gardens Through the Patio Doors
- Generous Residents and Visitors Parking
- 70% Shared Ownership Model
- Benefit of a Newly Granted 99 Year Lease Upon Completion
- Presented in Excellent Decorative Order Throughout
- Emergency Pull Cords Installed Throughout the Property
- Access to Communal Facilities Including a Residents Lounge, Laundry Room & Beautifully Maintained Communal Gardens







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



Ground Floor

Approx. 43.7 sq. metres (470.5 sq. feet)



Total area: approx. 43.7 sq. metres (470.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Hyde Court

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

25 Silver Street, Enfield Town, Middlesex,
EN1 3EF
T: 0208 364 4118
E:
www.kings-group.net

