



TAVERNERS LODGE, COCKFOSTERS, EN4

Welcome to Taverners Lodge, a charming development of apartments on Cockfosters Road in the sought-after area of Cockfosters, EN4. This delightful ground floor flat is offered *CHAIN FREE* boasting spacious accommodation reaching almost 1000sqft, includes a welcoming circular entrance hall, a 20ft Lounge / Diner, a well designed fitted kitchen, two generously-sized double bedrooms and two recently updated bathrooms (one ensuite). Built in 2002, this property offers modern amenities while maintaining a classic appeal, featuring high-quality finishes, allocated gated residents' parking, security cameras, entry-phone system, a lift and well maintained communal gardens. Service charge includes water. It has a Share of Freehold with a 987yr lease. Located close to the local amenities & shops of Cockfosters parade, plus Cockfosters Underground Station & the picturesque Trent Park; all within a short level walk from your doorstep.

Book a viewing today and experience the charm and convenience Taverners Lodge has to offer.



ACCOMMODATION

* WELCOMING CIRCULAR ENTRANCE HALL * SPACIOUS 20FT LOUNGE / DINER * FITTED KITCHEN * 2 VERY GENEROUS BEDROOMS * 1 BATHROOM & ADDITIONAL ENSUITE TO THE MASTER BEDROOM * COMMUNAL GARDENS TO FRONT & REAR * GATED ALLOCATED OFF STREET PARKING *

* SERVICES: ELECTRIC HEATING * FEATURES: DOUBLE GLAZING * ENTRYPHONE SYSTEM * LIFT SERVICING ALL FLOORS *

PRICE: £495,500 LEASEHOLD - SHARE OF FREEHOLD

ENTRANCE HALL

A bright, spacious & neutrally decorated entrance hall. Carpeted, with dado railing, entry phone system & centrally mounted spotlight fittings to the ceiling.



LOUNGE / DINER 19'9" x 14'6" (6.02 x 4.42)

Dual aspect with two double glazed windows to the front & one to the side. Solid wood floors, electric radiators to two walls, dado rails & centrally mounted spotlight fittings to the ceiling.



LOUNGE / DINER (pic 2)
A different aspect showing access to the kitchen & entrance hall.



KITCHEN 15'3" x 8'2" (4.67 x 2.51)
Double glazed window to the side. Wooden flooring, tiled splashbacks, wall & base units. Ceramic hob with stainless steel chimney hood above. Plumbed for washing machine, fitted oven & microwave. Integrated dishwasher. Spotlights to the ceiling.



BEDROOM 1 18'2" x 11'10" (5.56 x 3.63)

Double glazed window to the front with radiator beneath. Carpeted, with centrally mounted spotlight fitting to the ceiling. Access to the ensuite shower room.



ENSUITE SHOWER ROOM 10'2" x 8'10" (3.1 x 2.7)

Tiled flooring & part-tiled walls. Tiled shower cubicle with glass shower screen. Wash hand basin with mixer tap and mirrored cabinet above. Chrome heated towel rail & low flush WC.



BEDROOM 2 15'10" x 10'0" (4.83 x 3.07)

Double glazed window to the front with radiator beneath. Carpeted, with centrally fitted spotlight fitting to the ceiling.



BATHROOM 7'1" x 6'10" (2.16 x 2.1)

Tiled flooring and partially tiled walls. Panelled, full size bath with shower fitting, wash hand basin with mirrored cabinet above. Low flush WC & chrome heated towel rail. Spotlights to the ceiling.



COMMUNAL GARDEN



ALLOCATED PARKING



Taverners Lodge, Cockfosters, EN4

Ground Floor Apartment – Approx internal area: 998sqft (92.8sqm)

All measurements are approximate and are 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	
69	79
England & Wales	
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	