

LEASEHOLD



Flat

1 BALMORE CRESCENT, COCKFOSTERS, EN4 9ND

Offers Over

£410,000

FEATURES

- Chain Free
- 959 sq.ft
- Two Double Bedrooms
- Separate Kitchen
- Long lease of 941 years
- Ground Floor
- Large 21'8 Living/Dining Room
- Garage En-Bloc



RASH & RASH

2 Bedroom Flat located in Cockfosters

Call us on
02088822828

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<https://www.rashandrash.com/>

Council Tax Band
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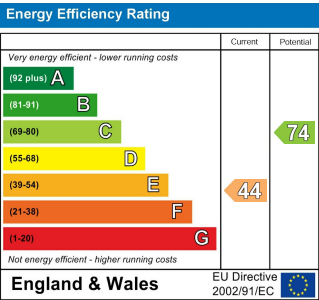
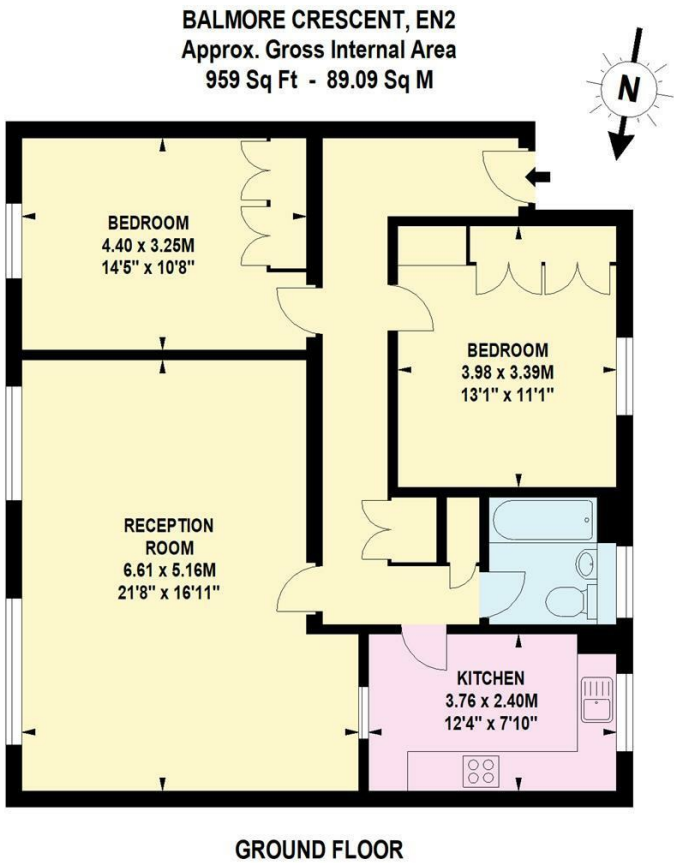
Offered to the market chain free, this spacious ground floor apartment provides approximately 959 sq ft of well-proportioned accommodation, complemented by a garage en-bloc and an impressive 941-year lease.

The property opens into a welcoming entrance hall and features a particularly impressive 21'8" reception/dining room, providing an excellent space for both comfortable living and entertaining, with ample room for a dedicated dining area. A separate fitted kitchen offers generous storage and workspace.

There are two well-proportioned double bedrooms, including a spacious principal bedroom measuring over 14ft, together with a family bathroom.

Residents also benefit from parking on Balmore Crescent on a first-come, first-served basis, in addition to the garage.

Situated within this highly sought-after residential crescent, the property is conveniently positioned for Cockfosters and Oakwood Underground Stations, both offering access to the Piccadilly Line, as



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

