



BELMONT CLOSE, COCKFOSTERS, EN4

****CHAIN FREE****

WE ARE PLEASED TO OFFER FOR SALE THIS LARGER THAN AVERAGE TWO BEDROOM PURPOSE BUILT GROUND FLOOR MAISONETTE in the heart of Cockfosters.

The property benefits from Gas Central Heating and is Fully Double Glazed. It comprises a Spacious Hallway, 2 Bedrooms, a Bright Reception room with it's Bay Window overlooking the Exceptional Views of the Communal Gardens. There is a newly fitted Kitchen / Diner with Wood Effect Wall & Base Units some Integrated Appliances and a newly refurbished Wet Room, with Separate WC.

It has a two external Storage Units, comes with 2 residents Parking permits and has access to the garden area at the back. Located close to Excellent Local Schools Including Trent Primary School and Southgate and East Barnet Secondary Schools. Conveniently located for the areas' amenities, with Trent Country Park, the local shops & restaurants and Cockfosters Underground Station (Piccadilly Line) all just a short walk away.



ACCOMMODATION

* OFFERED CHAIN FREE * GROUND FLOOR MAISONETTE * ENTRANCE HALL * BRIGHT & SPACIOUS RECEPTION ROOM OVERLOOKING COMMUNAL GARDENS * 2 BEDROOMS * FITTED KITCHEN/DINER * WET ROOM & SEPARATE WC * COMMUNAL GARDENS * STORAGE SHEDS *
OFF STREET PARKING VIA PERMIT - PROPERTY HAS 2 PERMITS * LEVEL WALK TO COCKFOSTERS AMENITIES AND UNDERGROUND STATION
* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING *

PRICE: £445,000 LEASEHOLD

HALLWAY

Light, bright hallway. Carpeted, with doors leading to all rooms. radiator under large mirror, pendant lighting to the ceiling.



HALLWAY (pic 2)

LIVING ROOM 16'8" x 13'6" (5.09m x 4.14m)

Double glazed bay window to front. Carpeted, with wall hung lighting & coving to the ceiling.



LIVING ROOM (pic 2)



BEDROOM 1 13'7" x 12'1" (4.15m x 3.70m)

Double glazed windows to the front, carpeted, with pendant lighting & coving to the ceiling. Fitted wardrobes to one wall.



BEDROOM 1 (pic 2)



KITCHEN 14'6" x 8'11" (4.42m x 2.72m)

Double glazed window to the rear. Well-fitted, wood effect kitchen with double oven, plumbed for washing machine & dishwasher. Gas hob, stainless steel sink & mixer tap. 2 x fluorescent light fixtures to the ceiling. Tiled flooring & splash backs. Radiator.



KITCHEN/DINER (pic 2)



WET ROOM

Double glazed window to the rear. Newly refurbished, with walk-in shower, pedestal wash hand basin, with chrome mixer tap & chrome heated towel rail.



SEPARATE WC
Double glazed window to the rear, WC & pedestal wash hand basin.



BEDROOM 2 10'9" x 8'10" (3.30 x 2.71)
Double glazed window to the rear. Carpeted.



REAR COMMUNAL GARDEN
Direct access to the rear garden area.

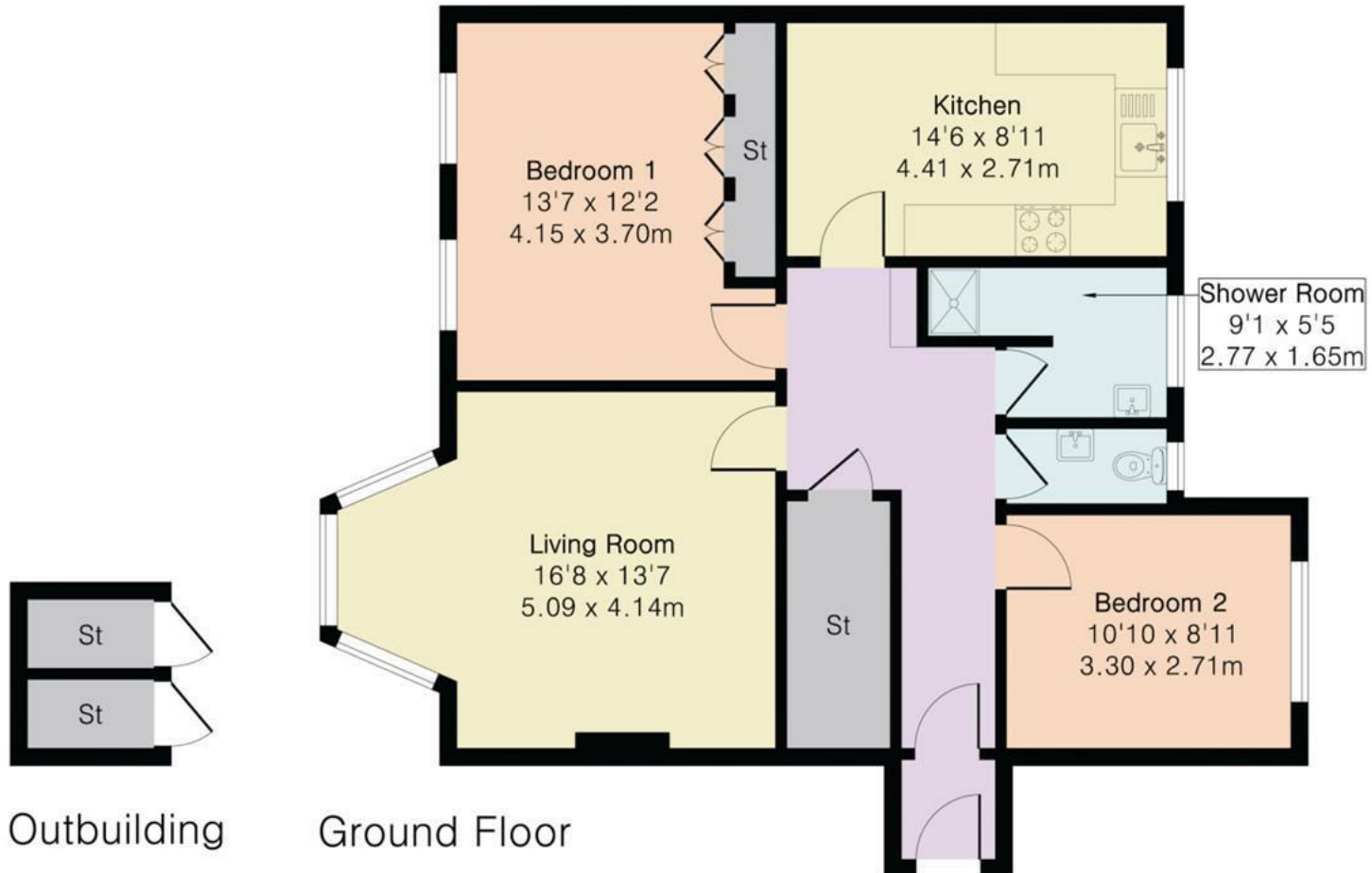


FRONT COMMUNAL GARDEN

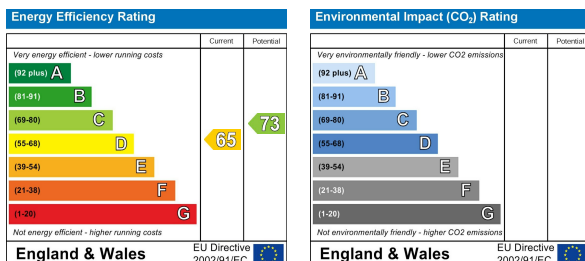


Approximate Gross Internal Area 834 sq ft - 77 sq m (Excluding Outbuilding)

Outbuilding Area 27 sq ft – 3 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.



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.

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