



## COCKFOSTERS ROAD, COCKFOSTERS, BARNET, EN4

We are delighted to offer for sale this well-presented, second floor 1 bedroom Retirement flat set in the heart of Cockfosters. Just moments away from local shops, cafes, restaurants & travel facilities, including buses, Cockfosters underground station (Picc. Line) & Trent Country Park.

Comprising a 20ft lounge/diner, separate well-fitted kitchen, large double bedroom with fitted wardrobes and a shower room. The accommodation also benefits from a lift servicing all floors, a laundry room, a communal residents' lounge with adjoining Conservatory which leads onto the well-maintained communal gardens. Available to Over-60s.



### ACCOMMODATION

\* RETIREMENT FLAT FOR OVER 60S ONLY \* COMMUNAL ENTRANCE HALL \* COMMUNAL RESIDENTS LOUNGE \* DOUBLE GLAZED CONSERVATORY \* COMMUNAL GARDENS \* COMMUNAL LAUNDRY ROOM \* ACTUAL FLAT: 20FT LOUNGE/DINER \* SEPARATE WELL-FITTED KITCHEN \* DOUBLE BEDROOM WITH FITTED WARDROBES \* SHOWER ROOM WITH LARGE SHOWER CUBICLE \*  
\* SERVICES: ELECTRIC HEATING \* FEATURES: DOUBLE GLAZING \* LIFT TO ALL FLOORS \* WARDEN ASSISTED \*

**PRICE: £175,000 LEASEHOLD OFFERS INVITED**

**COMMUNAL ENTRANCE**  
Double glazed windows, carpeted, dado rails & wall hung lighting.



**ENTRANCE HALL**  
Carpeted floor, cloak cupboard & cupboard housing the hot water cylinder. Entryphone system & access to the lounge / diner, bedroom & shower room.



**LOUNGE / DINER 20'10 x 10'4 (6.35m x 3.15m)**  
Double glazed window to the rear, carpeted with coving & lighting to the ceiling.



**DINING AREA**



**KITCHEN 9'10 x 6'1 (3.00m x 1.85m)**

**Double glazed window to the rear, tiled flooring & splash-back. Granite worktops & upstand, wall & base units, plumbed for washing machine. Under counter oven, electric hob with extractor fan above.**



**BEDROOM 12'1 x 8'8 (3.68m x 2.64m)**

**Double glazed window to the rear. Carpeted, with fitted wardrobes, dressing table & over bed cupboards. Radiator, coving & centrally mounted spotlight fitting to the ceiling.**



**SHOWER ROOM 7'9 x 5'6 (2.36m x 1.68m)**

**Fully tiled, with glass shower cubicle, low flush WC with hidden cistern, wash handbasin with vanity unit beneath & mirror above. Mirrored cabinet.**



**COMMUNAL RESIDENTS' LOUNGE**



## COMMUNAL CONSERVATORY



## COMMUNAL GARDEN



