

## FOR SALE – CHAIN FREE FIRST FLOOR, ONE BEDROOM, RETIREMENT FLAT



### 23 WESTON COURT, FARNHAM CLOSE, LONDON N20 9PQ

A one bedroom, first floor (garden side) retirement flat (minimum age requirement is 60), with easterly aspect.

The property lies within a third of a mile of the shopping and transport facilities along Whetstone High Road - including Marks & Spencer's and Waitrose Supermarkets. There are bus stops on either side of the High Road and a zebra crossing to the front of the block.

#### FEATURES AND ACCOMMODATION

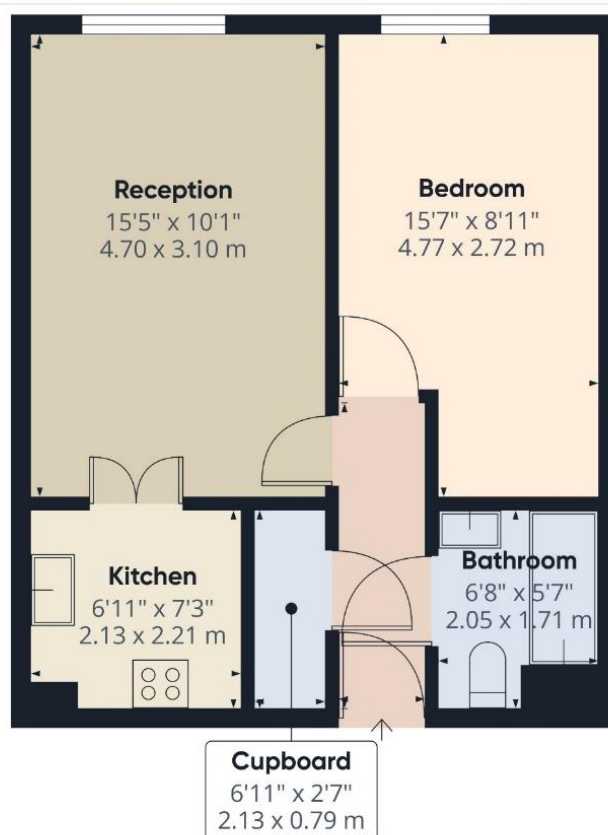
ONE BEDROOM ● RECEPTION ● KITCHEN ● BATHROOM ● DOUBLE GLAZING  
GROUND FLOOR COMMUNAL LOUNGE ● LAUNDRY ROOM  
GUEST SUITE AVAILABLE – (at cost, must be pre-booked) ● COMMUNAL GARDENS  
PARKING ● HOUSE MANAGER ● 'CARELINE' SYSTEM

**ASKING PRICE: £139,500 – LEASEHOLD - CHAIN FREE**



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, MH MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM  
ASSOCIATES: SE MAUNDER TAYLOR MIRPM AssocRICS, BA EWEN MNAEA, JD MELLOR DipSurv Pract

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.



Front door opening to;

**Entrance Hallway:** Decorative coving, intercom/emergency pull cord, doors opening to;

Large cupboard housing electricity fuses, meter & hot water cylinder.

**Reception:** Decorative coving, electric storage heater emergency pull cord, double glazed tilt & turn window, multi paned doors opening to;

**Kitchen:** Range of wall and base units, 4-ring electric hob with hood above, eye level electric oven & grill, space for under unit fridge & freezer, stainless steel sink & drainer, part tiled walls, electric wall heater.

**Bedroom:** Decorative coving, electric storage heater emergency pull cord, tilt & turn window

**Bathroom:** Panel enclosed bath with shower above, sink set on vanity unit with storage below, close coupled WC, electric heater, air extractor, emergency pull cord, tiling to walls, vinyl floor.

**Tenure:** Leasehold 125 year from 1<sup>st</sup> June 1994

**Ground Rent:** Vendor advises - £516 PA

**Service Charge:** Vendor advises - £2,460 PA

**EPC Rating:** Current: 83 B Potential: 86



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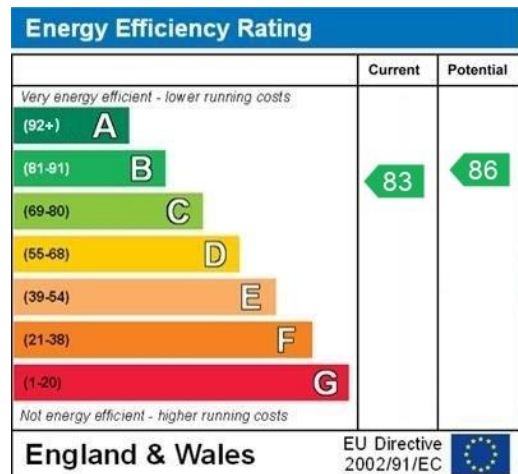
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# MAUNDER TAYLOR

CHARTERED SURVEYORS ESTATE AGENTS MANAGING AGENTS  
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23 Weston Court, Farnham Close, London N20 9PQ

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