



WESTPOLE AVENUE, COCKFOSTERS, EN4

We are pleased to offer for sale this CHAIN FREE, spacious & well located FIRST FLOOR, TWO BEDROOM APARTMENT. Perfect for a downsizer, as a first-time buy or as an investment. The property boasts 2 double bedrooms, one with an ensuite shower room, a separate bathroom, a 19ft reception room with French Doors leading to the private south-facing balcony. It has a separate well fitted kitchen/breakfast room with granite worktops and integrated appliances. It benefits from Double Glazing, Gas Central Heating, a lift to all floors, a Share of Freehold and allocated secured gated parking with provision for an electric charge point.

Located on Westpole Avenue, a short level walk to Oakwood & Cockfosters Tube Stations (Picc Line), the local parade in Oakwood, Cockfosters High Street, Trent Park and in the catchment of several local Primary & Secondary Schools.



ACCOMMODATION

* OFFERED CHAIN FREE * SPACIOUS FIRST FLOOR APARTMENT * 19FT RECEPTION ROOM WITH PRIVATE BALCONY * WELL FITTED KITCHEN / BREAKFAST ROOM * 2 DOUBLE BEDROOMS ONE WITH ENSUITE SHOWER ROOM * BATHROOM * COMMUNAL GARDENS * COVERED & GATED RESIDENTS PARKING WITH PROVISION FOR ELECTRIC CHARGER * 975 YR LEASE WITH SHARE OF FREEHOLD * NEW EPC - BAND C *

* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING * LIFT TO ALL FLOORS * ENTRYPHONE SYSTEM * SECURE GATED & COVERED RESIDENTS PARKING *

PRICE: £550,000 LEASEHOLD - SHARE OF FREEHOLD O.I.E.O

ENTRANCE HALL

Carpeted with coving to the ceiling. Video entry phone system & alarm. High ceilings, large covered radiator. Airing cupboard.



LOUNGE / DINER 19'7 x 18'4 (5.97m x 5.59m)

Double glazed French Doors to the front, leading out to the private south-facing balcony. Carpeted flooring, high ceilings with coving and spotlights. Two covered radiators.



LOUNGE / DINER (PIC 2)
A different aspect, showing the access to the balcony.



PRIVATE SOUTH-FACING BALCONY 12'10 x 5'8 (3.91m x 1.73m)
Accessed from the Lounge through the double glazed french doors on to the 12ft south-facing private balcony with cast-iron balustrade and wooden decked flooring.



KITCHEN / BREAKFAST ROOM 16'3 x 8'8 (4.95m x 2.64m)

Double glazed window to the front, spotlights to the ceiling, tiled flooring and fitted with ample medium oak wall and base units adorned with granite worktops and tiled splashbacks. Integrated dishwasher, Siemens gas hob, under counter oven and Chimney extractor above, stainless steel sink with mixer tap. Space for a tall fridge/freezer and plumbed for washing machine.



KITCHEN / BREAKFAST ROOM (PIC 2)



BEDROOM 1 15'9 x 12'0 (4.80m x 3.66m)

Double glazed window to front, carpeted flooring and coving & spotlights to the ceiling. Built-in wardrobes, dresser unit. Door to the ensuite shower room.



ENSUITE

Fully tiled walls & floor, with large shower cubicle, wall mounted handwash basin with mirror above & WC.



BEDROOM 2 15'9 x 9'7 (4.80m x 2.92m)

Double glazed window to front, carpeted flooring and coving & central spotlight fitting to the ceiling. Built-in wardrobes along one wall.



BATHROOM

Fully tiled walls & floor, white suite comprising; full-sized bath with mixer tap & shower attachment, pedestal handwash basin with mirror cabinet above and WC. Chrome heated towel rail.



GATED SECURE RESIDENT PARKING

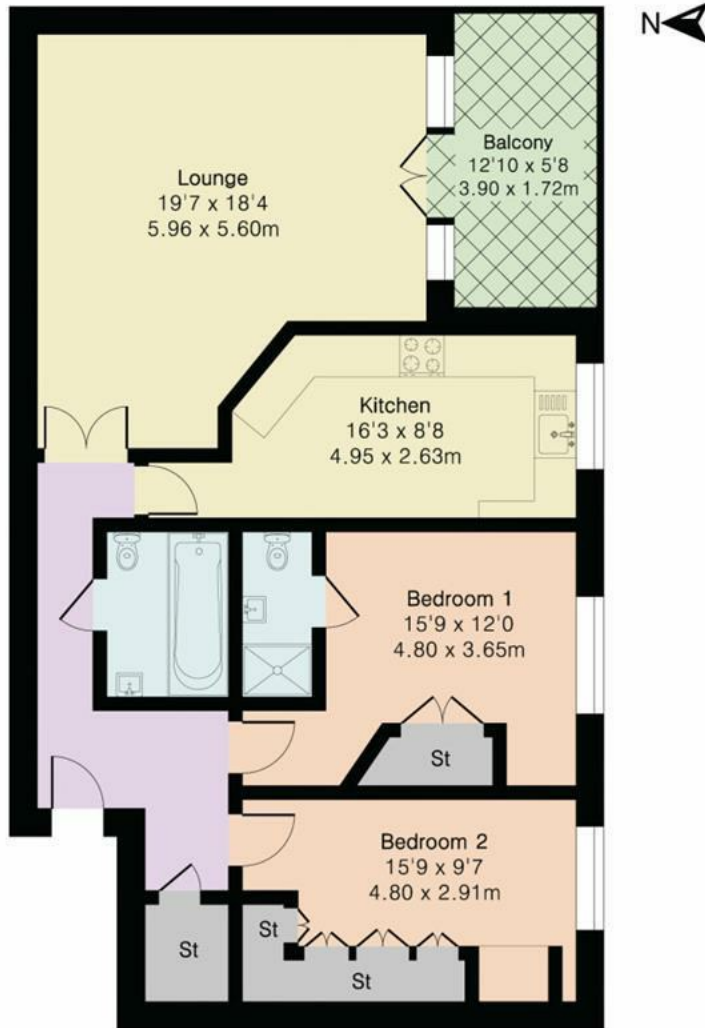
Apartments have access to the gated secure parking. Spaces have been provisioned ready for an electric charging point.



VIEW FROM BALCONY



Approximate Gross Internal Area 1015 sq ft - 94 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.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	83	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	



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.