



50 COCKFOSTERS ROAD, COCKFOSTERS, EN4

We are delighted to offer this well-presented, first floor 1 bedroom Retirement flat set in the heart of Cockfosters, just moments away from all the local shops, cafes, restaurants and travel facilities, including buses & Cockfosters underground station (Picc. Line).

Comprising a 25ft lounge/diner, separate well-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 * OVER 60S ONLY * COMMUNAL ENTRANCE HALL * COMMUNAL RESIDENTS LOUNGE * DOUBLE GLAZED CONSERVATORY * COMMUNAL GARDENS * COMMUNAL LAUNDRY ROOM *
ACTUAL FLAT: 20FT LOUNGE/DINER WITH JULIET BALCONY * 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: £205,000 LEASEHOLD

ENTRANCE HALL

Carpeted floor, cloak cupboard & cupboard housing the hot water cylinder. Doors to...



LOUNGE / DINER 20'10 x 10'4 (narrowing to 8'3) (6.35m x 3.15m (narrowing to 2.51m))

Double glazed windows to the rear with door to Juliet Balcony, carpeted floor, range of units fitted to one wall, coving to ceiling, archway to Kitchen.



LOUNGE AREA



DINING AREA



JULIET BALCONY
Overlooking communal gardens



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

Double glazed window to rear, white fitted wall & base units with black quartz worktops and subway tiled splashbacks. One & half bowl single drainer stainless steel sink with mixer tap, Bosch electric under oven and AEG hob with extractor above.



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

Double glazed window to rear, carpeted floor, range of white fitted wardrobes to one wall (either side of bed with storage over), plus a large fitted chest of drawers and dressing table beneath the window.



SHOWER ROOM

Partly tiled walls and tiled floors. Fitted with fully tiled large shower with Mira electric thermostatic shower, wall mounted sink with vanity unit beneath and mirrored bathroom cabinet over, concealed cistern WC, extractor fan and chrome heated towel rail.



COMMUNAL RESIDENTS LOUNGE

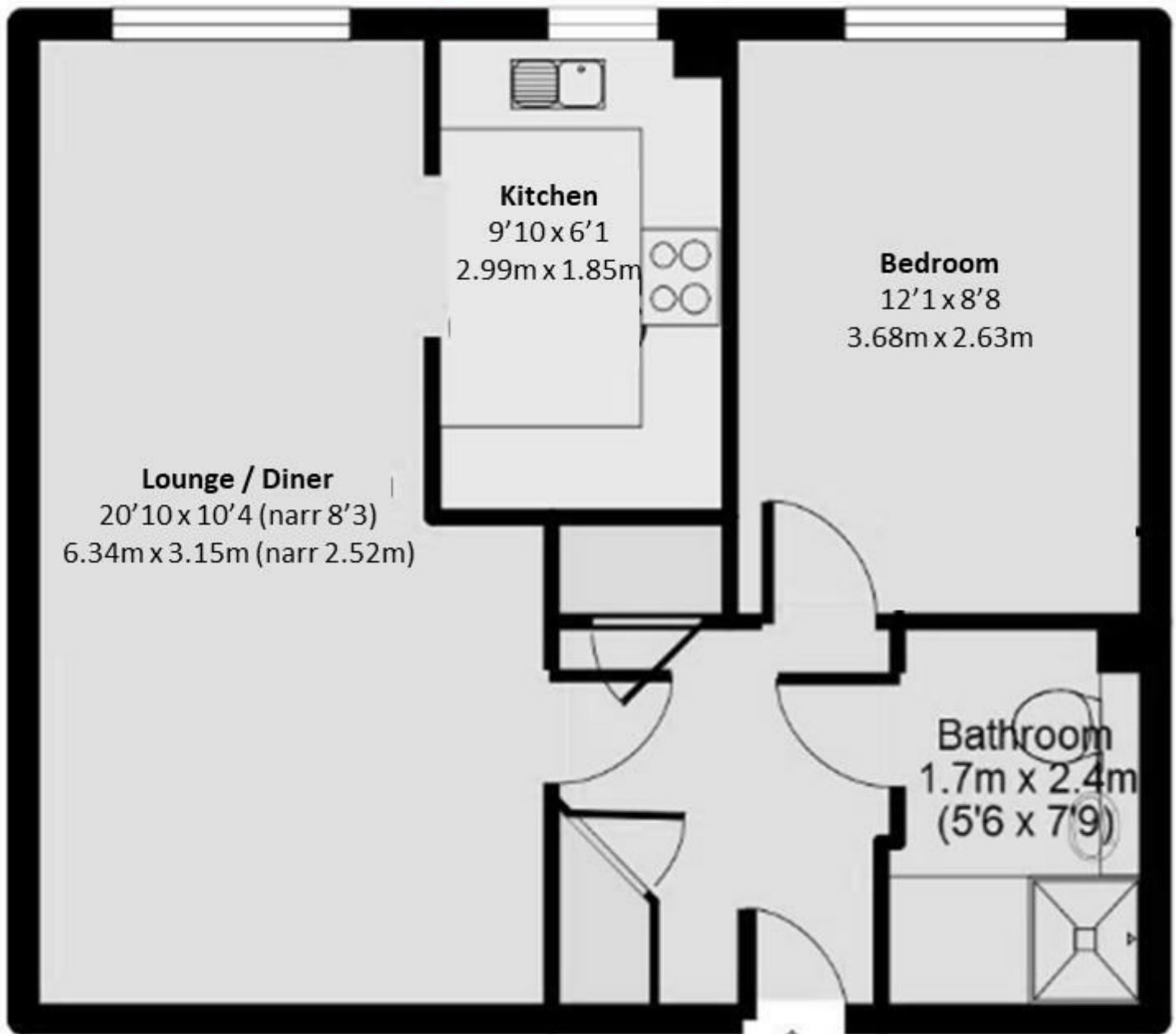


COMMUNAL GARDENS



Betjeman Court, Cockfosters, EN4

APPROX GROSS INTERNAL FLOOR AREA: 466 sq. ft / 43 sq. m



All measurements are approximate and for illustrative purposes only.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
85	87
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.

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