Michael Wright Estate Agents

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EBONY CRESCENT, COCKFOSTERS, EN4

WE ARE PLEASED TO OFFER FOR SALE THIS BRIGHT & SPACIOUS SECOND FLOOR ONE BEDROOM APARTMENT, OFFERING WELL PROPORTIONED ACCOMMODATION, BENEFITTING FROM AN OPEN PLAN 28ft FITTED KITCHEN & RECEPTION ROOM, LEADING TO A PRIVATE BALCONY. DOUBLE BEDROOM WITH FITTED WARDROBES. SET IN THIS MODERN DEVELOPMENT.

Situated in the Popular Bollingbroke Development and Within Walking Distance of Cockfosters for Picc. Line Tube Station, Shops, Restaurants and Good Schools, Whilst Buses are only 2 Minutes' Away.

PUBLIC NOTICE: Michael Wright are now in receipt of an offer for the sum of £275,000 for 19 Saffron Court. Anyone wishing to place an offer on this property should contact Michael Wright, 125 Cockfosters Road, EN4 0DA, 020 8449 2255 before exchange of contracts.



ACCOMMODATION

* COMMUNAL ENTRANCE HALL * OWN ENTRANCE HALL * 28FT OPEN PLAN FITTED KITCHEN & RECEPTION ROOM * COVERED BALCONY * DOUBLE BEDROOM WITH FITTED WARDROBES * MODERN BATHROOM * COMMUNAL GARDENS *

* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING, VIDEO ENTRYPHONE SYSTEM, LIFT, BALCONY *

PRICE: £275,000 LEASEHOLD

ENTRANCE HALL 9'3 x 7'3 (2.82m x 2.21m)
Neutrally decorated Entrance Hall with Video Entryphone System, Oak Effect Flooring and Large Storage Cupboard Incorporating the Heating System & Plumbing for Washing Machine.



LOUNGE / DINING ROOM 19'1 x 11'5 (5.82m x 3.48m)
Large Living Room, Open-Plan to the Fitted Kitchen, with Neutral Decor, Oak Effect Flooring, Large Floor to Ceiling Window Overlooking the Communal Gardens and a Door out to the PRIVATE COVERED BALCONY.



LOUNGE DINING ROOM (pic 2)



KITCHEN 9'6 x 7'10 (2.90m x 2.39m)
The Fitted Kitchen is Open-Plan to the Living Room and there is Enough Space for a Dining Table. Ample Grey Gloss Handleless Floor & Wall Units with white Quartz Worktops and upstands. Integrated Appliances, including Eye Level Double Oven, Induction Hob with glass splashback, Extractor Over, Dishwasher & Fridge/Freezer.



DOUBLE BEDROOM 12'8 x 10'9 upto wardrobes (3.86m x 3.28m upto wardrobes)
Good Sized Bedroom with Fitted Wardrobes with Glazed Sliding Doors, Radiator, Double Glazed Window Overlooking Balcony & Side of Building & Communal Gardens.



DOUBLE BEDROOM (pic 2)
Different Aspect Showing the Fitted Wardrobes.



BATHROOM 6'10 x 6'6 (2.08m x 1.98m)
Fully tiled walls & floor, Panelled Bath with Mixer Taps, Thermostatic Shower and Glass Shower screen, Concealed plumbing Wall-mounted Handwash Basin with Mixer Taps and Concealed cistern WC with large mirror above. Chrome Heated Towel Rail.



COVERED BALCONY 10'9 x 4'8 (3.28m x 1.42m)
Overlooking the Communal gardens with wooden Decking & Wrought Iron Balustrades. Wall lights.

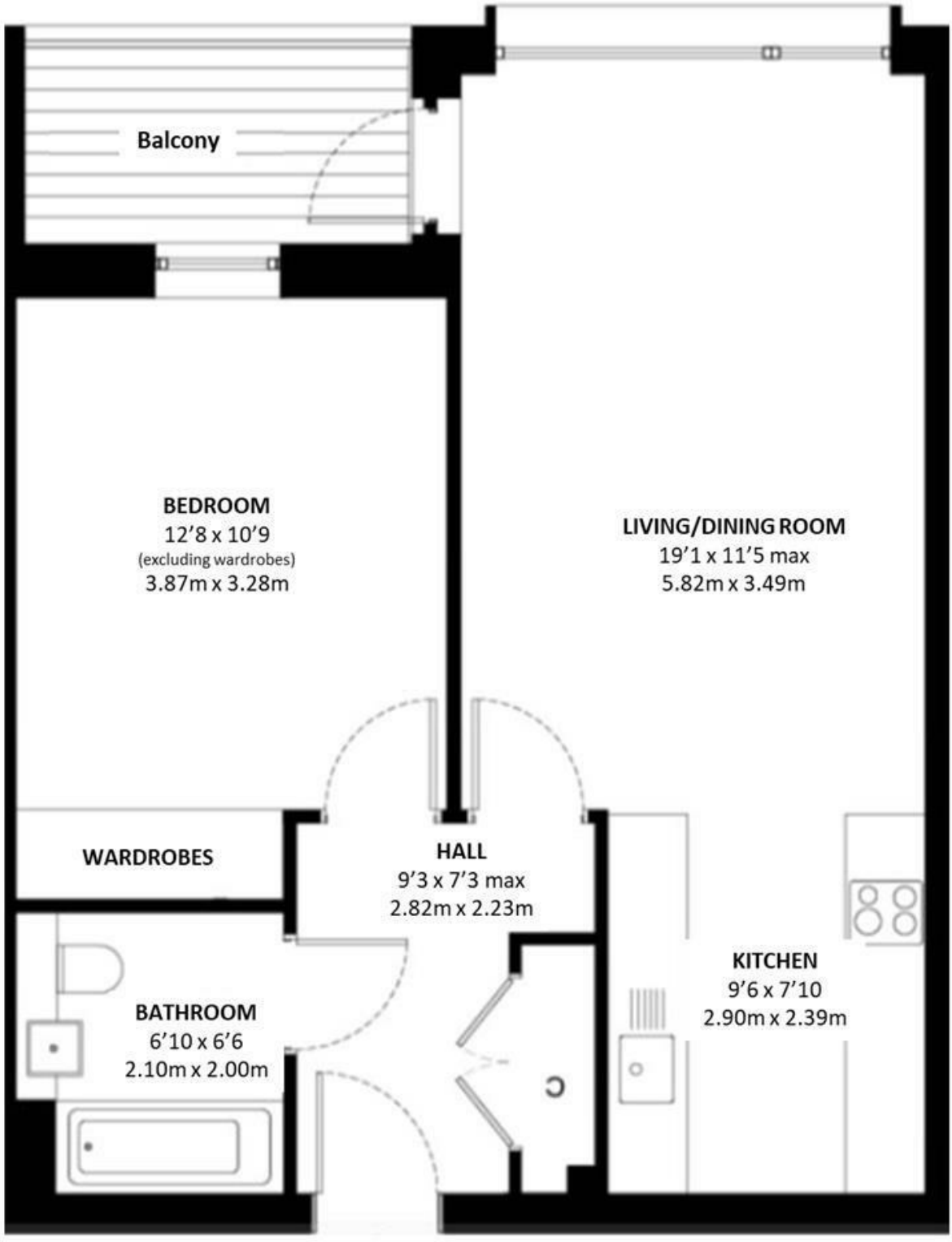


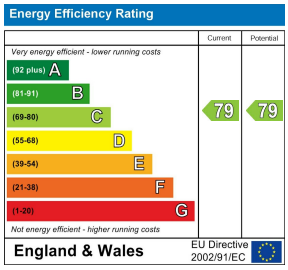
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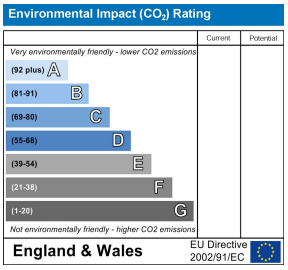
SAFFRON COURT, EBONY CRESCENT, EN4

Approximate area (incl. balcony) 624sqft (58sqm)

All measurements are approximate and are for illustrative purposes only.







NAEA National Association of Estate Agents

PRS Property Redress Scheme

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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