



OLIVIA COURT, EBONY CRESCENT, COCKFOSTERS, EN4

A BRIGHT & SPACIOUS FIRST FLOOR LUXURY APARTMENT, PART OF THE MODERN BOLINGBROKE PARK DEVELOPMENT IN COCKFOSTERS. THE PROPERTY COMPRISES A SPACIOUS 27FT KITCHEN/RECEPTION ROOM WITH 20FT BALCONY, 2 DOUBLE BEDROOMS & 2 BATHROOMS - ONE OF WHICH IS AN ENSUITE.

The development is almost 10 years old but very well maintained, including an Entry Phone System, a Lift to All Floors, Communal Gardens, Electric car charging points & Guest Parking (via Permits).

Bolingbroke Park is a well-designed and leafy development of Luxury Apartments & Town Houses, conveniently Located for Cockfosters Tube Station (Picc. Line), Shops, Restaurants and Good Schools for All Ages. There are Bus Routes going in every direction - Barnet, Enfield, Southgate & Potters Bar. Viewings Recommended.



ACCOMMODATION

* COMMUNAL ENTRANCE HALL * OWN ENTRANCE HALL WITH LARGE STORAGE CUPBOARDS * SPACIOUS LOUNGE/DINER * LUXURY FITTED KITCHEN WITH INTEGRATED APPLIANCES * 2 DOUBLE BEDROOMS * ENSUITE SHOWER ROOM * MAIN BATHROOM * COMMUNAL GARDENS * SERVICES: ELECTRIC HEATING * FEATURES: DOUBLE GLAZING, BALCONY AND LIFT.

PRICE: £435,000 LEASEHOLD

ENTRANCE HALL:

Large entrance hall leading to all rooms and with 2 large storage cupboards (one housing the water cylinder, heating system, fuse board and is plumbed for washing machine. The other is purely for storage). Oak effect flooring.



LOUNGE/DINER: 26'9" x 11'5" (8.16 x 3.49)

Double glazed floor to ceiling window to side aspect, door to balcony. Radiator, spotlights, Oak effect flooring.



LOUNGE/DINER: (pic 2)



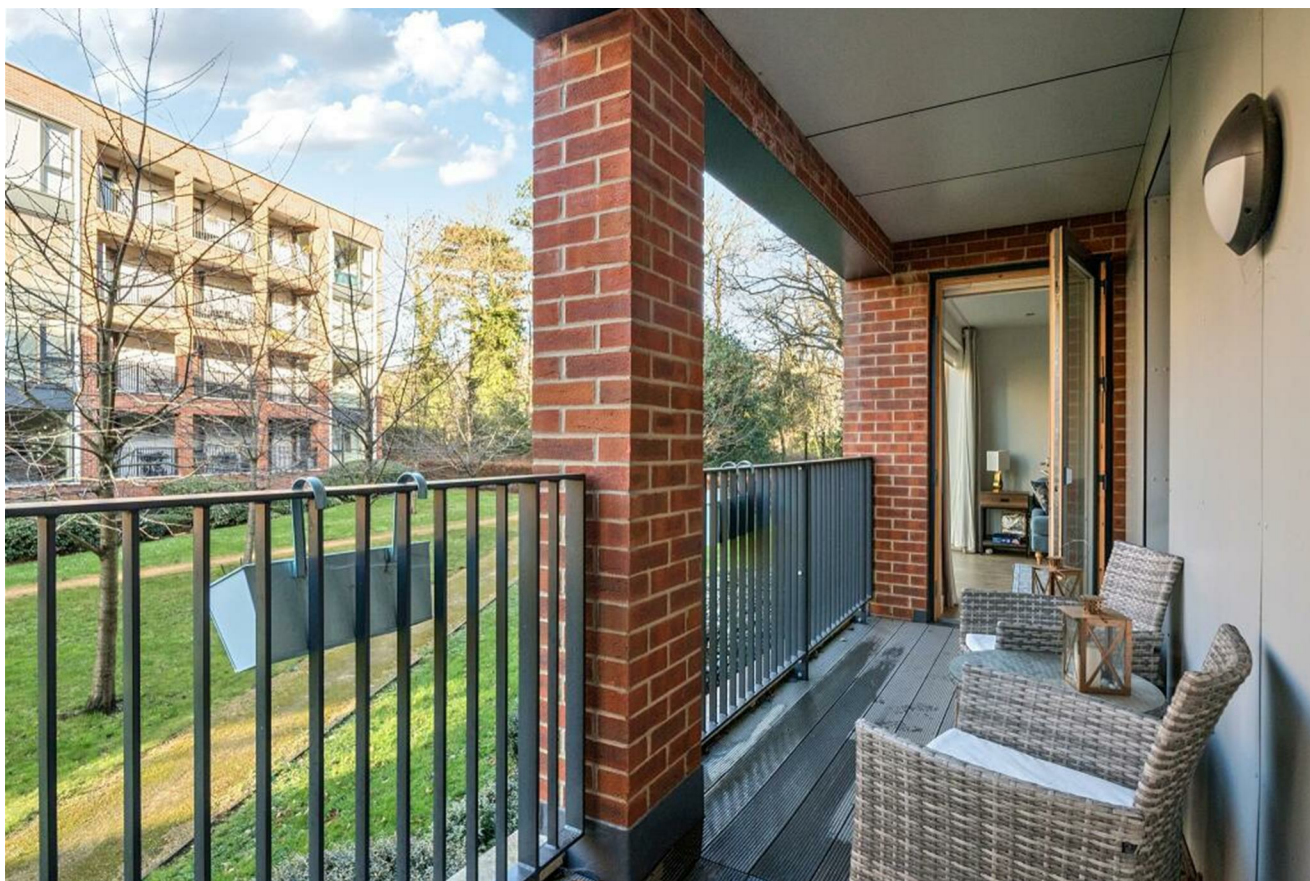
LUXURY FITTED KITCHEN:

U-shaped kitchen with handleless wall & base units topped with white quartz worktops. Integrated appliances include; fridge/freezer, dishwasher, double oven, induction hob with extractor above. Sink with mixer tap. Spotlights and oak effect flooring.



BALCONY:

20ft private balcony accessed from the Lounge/Diner or main bedroom with Views Over Communal Gardens.



BEDROOM 1: 15'3 x 9'4 (4.65m x 2.84m)

Double glazed floor to ceiling window and door to balcony. Radiator, fitted wardrobes & pendant lighting to the ceiling. Door to ensuite shower room.



BEDROOM 1: (pic 2)



LUXURY ENSUITE SHOWER ROOM: 6'7 x 6'3 (2.01m x 1.91m)

Fully tiled ensuite shower room with large shower cubicle, sink with mixer tap & large fitted mirror above, heated towel rail & wall hung WC with concealed cistern & chrome flush plate. Spotlights to the ceiling.



BEDROOM 2: 11'10 x 9'10 (3.61m x 3.00m)

Double glazed floor to ceiling window to the balcony. Radiator & pendant light to ceiling.



LUXURY MAIN BATHROOM: 6'11" x 6'2" (2.11m x 1.88m)

Fully tiled, luxury main bathroom with full-size bath, glass shower screen & wall-mounted shower, wall hung WC with concealed cistern, sink with mixer tap & fitted mirror above. Heated towel rail & spot lights to the ceiling.



BALCONY 2:



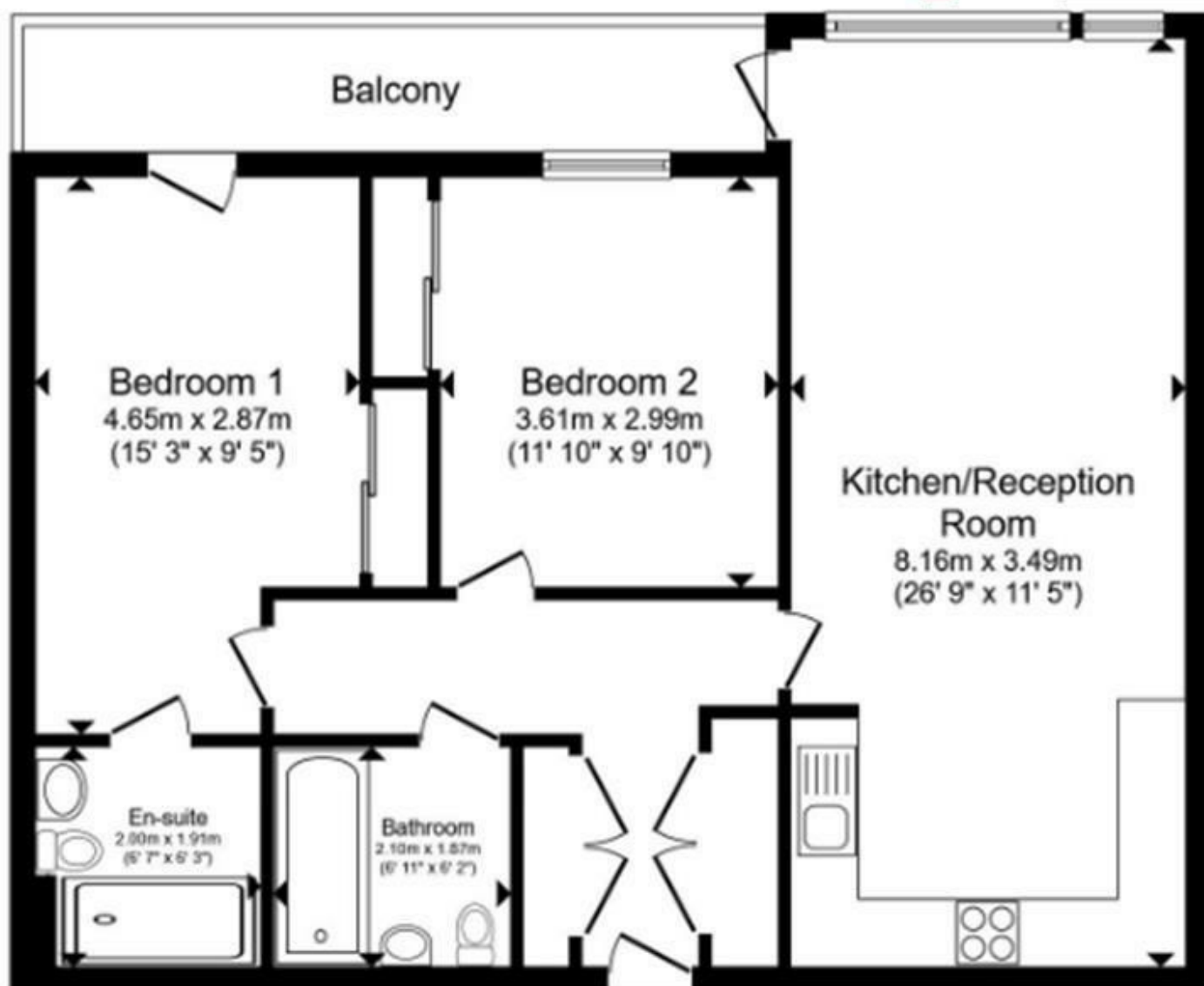
COMMUNAL GARDENS:

There are Communal Garden Areas Between All Blocks with Lawn, Pathways & Seating Areas.



Ebony Crescent, Cockfosters, EN4

Michael
Wright
Estate
Agents



Total floor area 74.7 m² (804 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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			
England & Wales		81	81
		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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