



ROSEFIELD COURT, COCKFOSTERS, EN4

A lovely 2 bedroom purpose-built flat set on the first floor of this small block of 8, at the bottom of Mount Pleasant, Cockfosters, within a short 10 minute walk (via Bevan Rd) to Cockfosters Station & Parade. The property is neutrally decorated (white walls & Oak laminate flooring) and offers bright & well-sized accommodation, with 2 bedrooms (1 double & 1 single) a large 17ft Lounge with separate fitted kitchen and a bathroom. It benefits from video entryphone system, double glazing, gas central and private off-street parking. It is also well located for the excellent local schools of the area too, with Trent, JCoSS, Livingstone, Southgate & East Barnet nearby.

Available immediately on Unfurnished basis.



ACCOMMODATION

* OWN ENTRANCE HALL * 17FT DUAL ASPECT LOUNGE * SEPARATE FITTED KITCHEN * 2 BEDROOMS (1 DOUBLE & 1 SINGLE) * FITTED BATHROOM * COMMUNAL GARDENS * ALLOCATED PARKING SPACE * WELL-LOCATED CLOSE TO COCKFOSTERS & LOCAL SCHOOLS *

* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING, ENTRY PHONE SYSTEM

*

PRICE: £1,700 PER CALENDAR MONTH

ENTRANCE HALL

Accessed via the Communal entrance, with it's video entryphone system, the entrance hall has Oak effect laminate flooring and neutral white decor.



DUAL ASPECT LOUNGE 17'3 x 11'7 (5.26m x 3.35m/2.13m)

Double glazed windows to the side & front, radiator beneath, oak-effect laminate flooring, neutral white decor, doorway to the kitchen



KITCHEN 8'0 x 7'3 (2.44m x 2.21m)

Double glazed window to rear, oak effect laminate flooring, white wall & base units with white laminate counter-tops, tiled splashbacks, stainless steel single drainer sink with mixer tap, fitted oven / hob & extractor, fridge/freezer, washing machine & countertop dishwasher.



BEDROOM 1 14'10 x 8'0 (4.52m x 2.44m)

Large double glazed window to front with radiator beneath, oak effect laminate flooring & neutral white decor



BEDROOM 2 11'7 x 6'10 (3.53m x 2.08m)

Double glazed window to front with radiator beneath, oak effect laminate flooring, neutral white decor, spotlights, built-in wardrobe.



BATHROOM 7'2 x 5'6 (2.18m x 1.68m)

Fully tiled walls, oak effect laminate flooring, fitted white suite including a full-sized bath with mixer tap & shower attachment, wc & pedestal handwash basin with large mirror above.



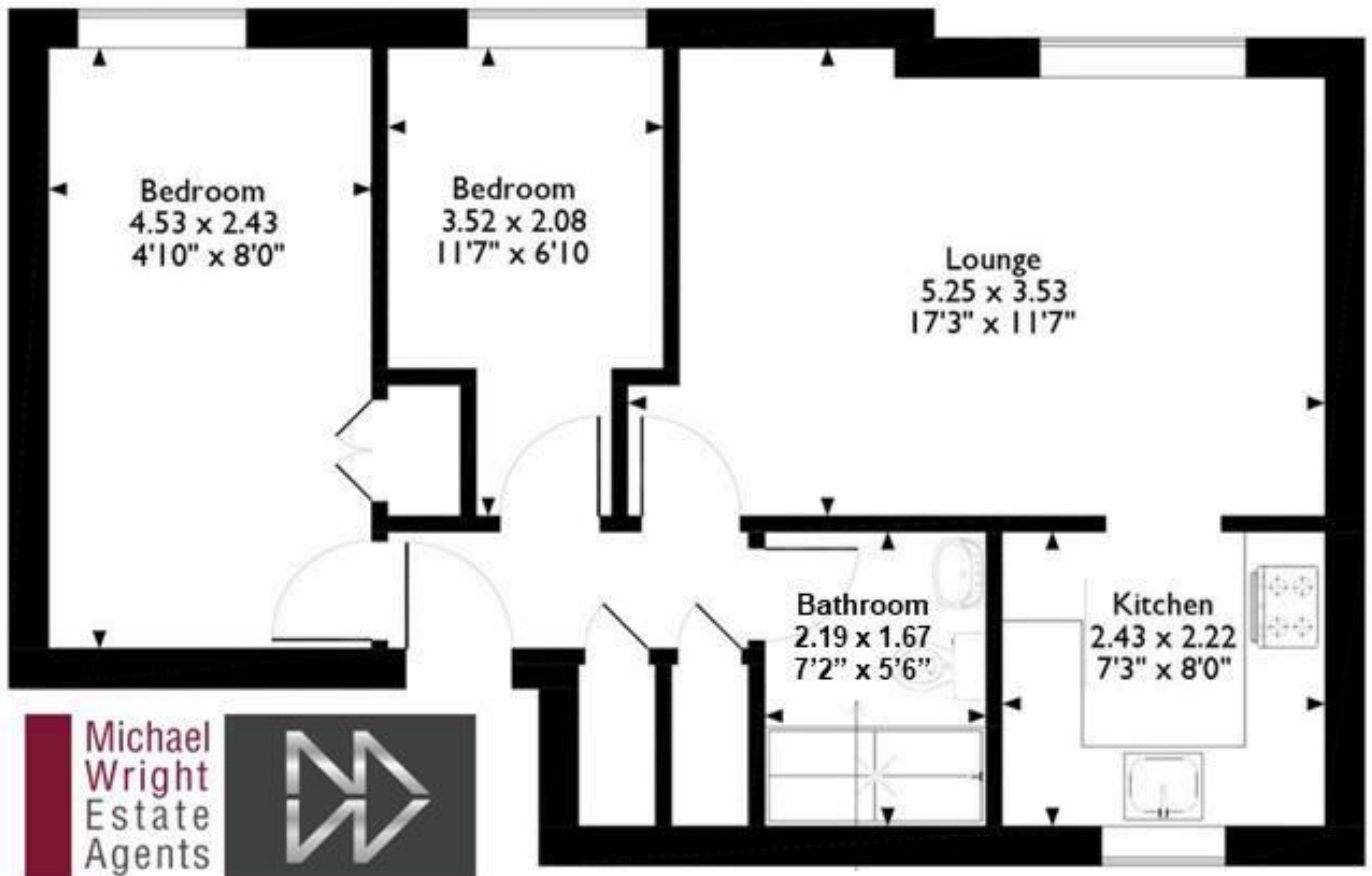
**PRIVATE PARKING TO REAR
via the side access road to the rear parking area.**



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Total Internal Area: 560 sqft (52 sqm)

All measurements are approximate and are 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			
England & Wales		79	80
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.