

LEASEHOLD



Flat

1 BALMORE CRESCENT, COCKFOSTERS, EN4 9ND

Asking Price

£425,000

FEATURES

- Chain Free
- 959 sq.ft
- Two Double Bedrooms
- Separate Kitchen
- Long lease of 941 years
- Ground Floor
- Large 21'8 Living/Dining Room
- Garage En-Bloc



RASH & RASH

2 Bedroom Flat located in Cockfosters

Call us on

02088822828

info@rashandrash.com

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Offered to the market chain free, this spacious ground floor apartment provides approximately 959 sq ft of accommodation, together with the added benefits of a garage en-bloc and a 941 year lease.

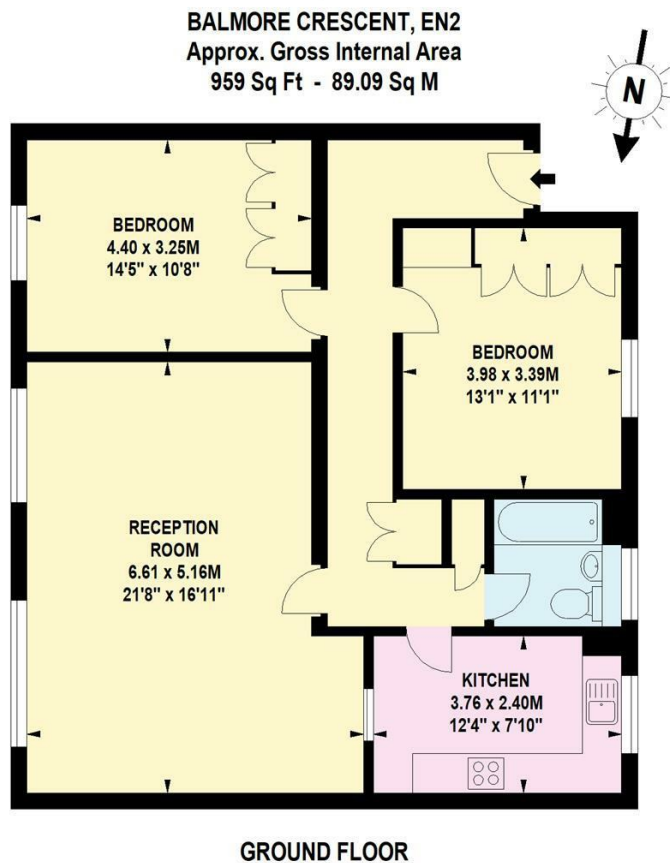
The property features an impressive 21'8" reception/dining room, offering excellent space for both a living area and dining area, alongside a separate fitted kitchen with ample storage and workspace. There are two generous double bedrooms, including a main bedroom measuring over 14ft, complemented by a family bathroom and a welcoming entrance hall. There is parking on Balmore Crescent for residents on a first come first serve basis.

Ideally located in this sought-after residential crescent, the apartment is within easy reach of Cockfosters and Oakwood Underground Stations (Piccadilly Line), local shops, cafés and restaurants.

The area is also well served by highly regarded schools and enjoys close proximity to the open spaces of Trent Park with Grovelands Park and Oakwood Park not too far away, making it an ideal choice for investors, commuters, families and downsizers alike.

Council Tax Band

E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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