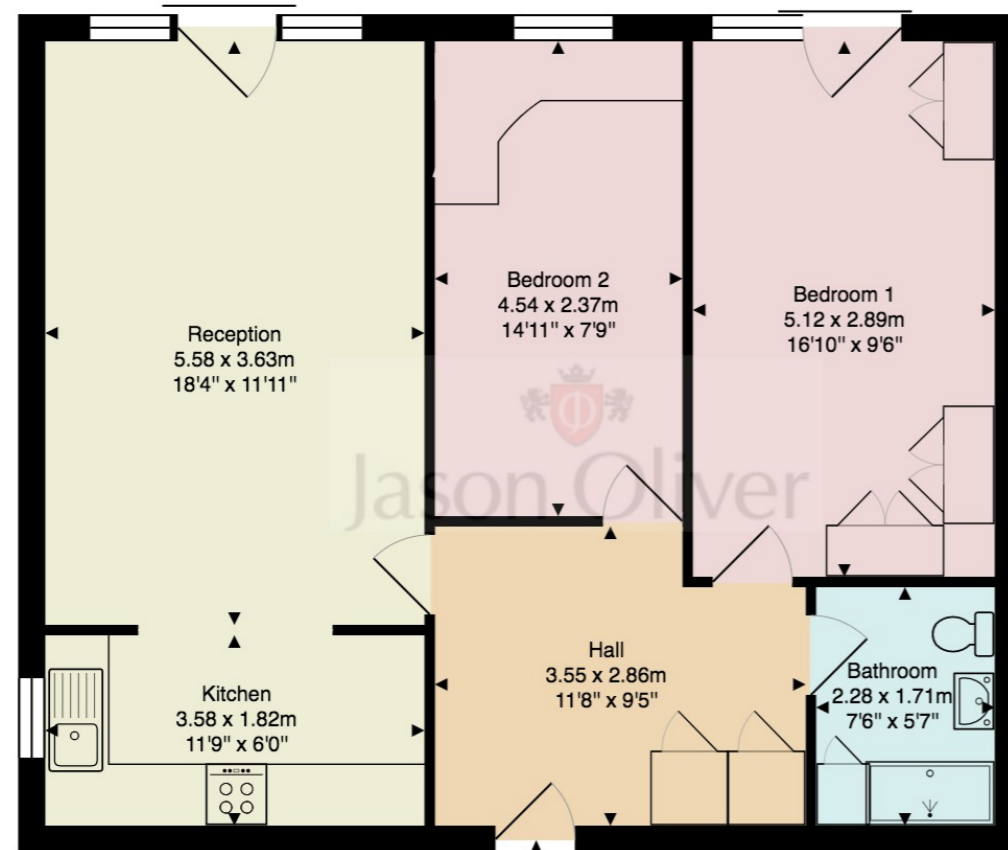


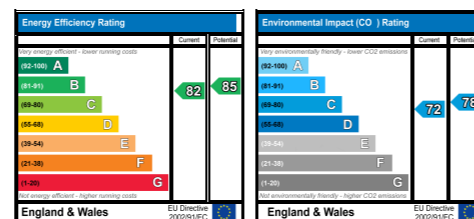
Betjeman Court



Entrance
First Floor

Approx. Gross Internal Area: 68.2 m² ... 734 ft²

All measurements and areas are approximate only.
Dimensions are not to scale. This plan is for guidance
only and must not be relied upon as a statement of fact.
(c) Peninsula Surveys Ltd



Cockfosters Road, Cockfosters, EN4



A rare opportunity to acquire a large two double bedroom gated retirement apartment benefitting from being warden assisted; The property is situated within walking distance to Cockfosters local shops, restaurants, transport links and Cockfosters Underground Station (Piccadilly Line). This property offers large hallway with storage, reception room, fitted kitchen with granite work surfaces, bathroom and double glazing with two double bedrooms, bathroom with walk in shower. The residents enjoy a welcoming communal lounge with conservatory, communal gardens, laundry room and visitor's suite. The property benefits from a lift to all floors.

£375,000 Leasehold

25 Heddon Court Parade, Cockfosters Road, Cockfosters, Herts EN4 0DB
 T 020 8449 2122 F 020 8449 2129 M 07811 668580 E info@jasonoliverproperties.co.uk
www.jasonoliverproperties.co.uk

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER JASON OLIVER PROPERTIES LTD NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

Cockfosters Road, Cockfosters, EN4

COMMUNAL ENTRANCE

Approached via security communal door with immediate access to warden office, communal lounge & garden, lift and stairs to all floors.

HALLWAY

11'8" x 9'5" (3.56m x 2.87m)
Economy 7 storage heater, two airing cupboards one with storage heater, carpeted floor, smoke alarm, BT socket and broadband socket.

RECEPTION

18'4" x 11'11" (5.59m x 3.63m)
Double glazed window to front aspect, range of fitted cupboards and display cabinets, Economy 7 storage heater, Juliet style balcony, carpeted floor.

KITCHEN

11'9" x 6'0" (3.58m x 1.83m)
Double glazed window to side aspect. Range of wall and base units with granite worktop and splash back, electric oven and hob with extractor above, stainless steel sink with mixer tap, integrated dishwasher, integrated washing machine, space for free standing fridge/freezer, spot lights to ceiling, vinyl floor, integrated floor heater.

BEDROOM ONE

16'10" x 9'6" (5.13m x 2.90m)
Double glazed window to front aspect, Economy 7 storage heater, range of built in wardrobes and overhead storage, Juliet style balcony, carpeted floor.

BEDROOM TWO

14'11" x 7'9" (4.55m x 2.36m)
Double glazed window to front aspect, range of built in wardrobes, storage cabinets and desk station, carpeted floor.



Cockfosters Road, Cockfosters, EN4

BATHROOM

7'6" x 5'7" (2.29m x 1.70m)
Double shower cubical with power shower, wash hand basin over vanity unit, low flush wc with concealed cistern, heated towel rail, storage cupboard, partly tiled walls and tiled floor.

COMMUNAL LOUNGE

Range of sofas and chairs, dining table with chairs, separate kitchenette.

COMMUNAL CONSERVATORY

Range of conservatory furniture.

COMMUNAL GARDEN

Beautifully maintained garden, patio area with table and chairs, remainder mainly lay to lawn surrounded by mature shrub and plant boarders.

GUEST SUITE

Room with 2 single beds and en-suite shower room.

LAUNDRY ROOM

SERVICE CHARGES

Approx. £2,900 per annum including water rates & buildings insurance.

GROUND RENT

Approx. £150 per annum

LEASE

Approx. 83 years remaining.

VISITORS PARKING

