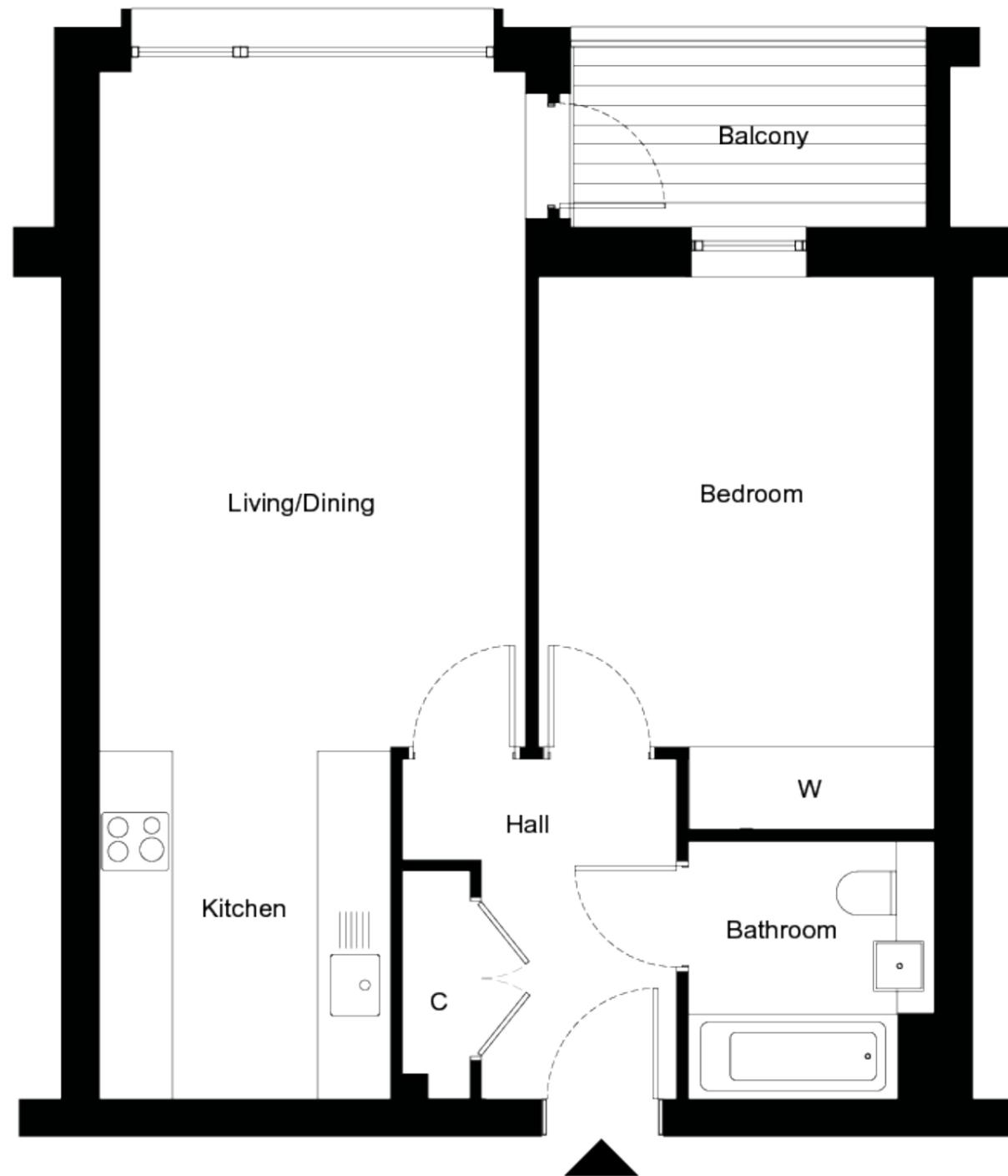


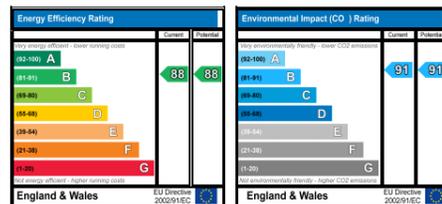


Jason Oliver
PROPERTIES

Ebony Crescent, Cockfosters, EN4



Jason Oliver Properties are pleased to present this newly built one bedroom luxurious apartment situated in the highly sought after location of Bolingbroke Park, Cockfosters. The property is overlooking attractive pond with surrounding woodland and is conveniently located close to Cockfosters and Oakwood tube stations (Piccadilly Line) offering ideal links into Central London and a short drive to Trent Park, Oakwood Park & M25. The apartment is situated on the third floor and benefits from beautiful open plan living area to the fully fitted kitchen, hallway, luxurious bathroom, double bedroom with fitted wardrobes, luxurious bathroom, allocated parking space, lift to all floors & private balcony. CHAIN FREE. Viewing highly recommended.



£375,000 Leasehold

Offers in excess

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.

Ebony Crescent, Cockfosters, EN4

APPROACH

Approached via secure fob operated communal door leading to communal lift, stairs and underground parking.

HALLWAY

Wooden floor, storage/airing cupboard, video entry phone.

RECEPTION ROOM / KITCHEN

28'6" x 11'4" (8.69m x 3.45m)
Double glazed floor to ceiling windows and balcony door, wooden floor, LED spotlights to ceiling, radiator.

OPEN PLAN KITCHEN

The kitchen boasts 'cashmere' wall and base mounted units with white modern quartz work surfaces, under-mount stainless steel sink, AEG electric touch induction hob with glass splashback and cooker hood above, stainless steel double oven, integrated Zanussi fridge/freezer and dishwasher, tiled floor, LED spotlights to ceiling.

BEDROOM

12'1" x 10'2" (3.68m x 3.10m)
Built in designer portico wardrobe to master bedroom with sliding doors and mirrored glass, rushed chrome switches, sockets and plates throughout, sumptuous 100% wool carpet, double glazed floor to ceiling window, radiator. Lounge/Kitchen/Dining Room - 8.69m x 3.45m (28'6 x 11'4)



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BATHROOM

Suite comprising Kaldewei steel eco bath, Roca sanitary ware, chrome towel rail, Methven thermostatic shower, Methven wall mounted bath spout & Methven Kiri mono basin mixer, large format tiling to floor and bath panel, porcelain wall tiling throughout including feature wall tiling in Targa Walnut, bespoke large mirror to basin.

PARKING

Allocated one parking space with a fee of £300 per annum, visitors parking spaces.

LEASE

123 years remaining lease

SERVICE CHARGES

Approximately £2,712 per annum

GROUND RENT

Approximately £250 per annum

