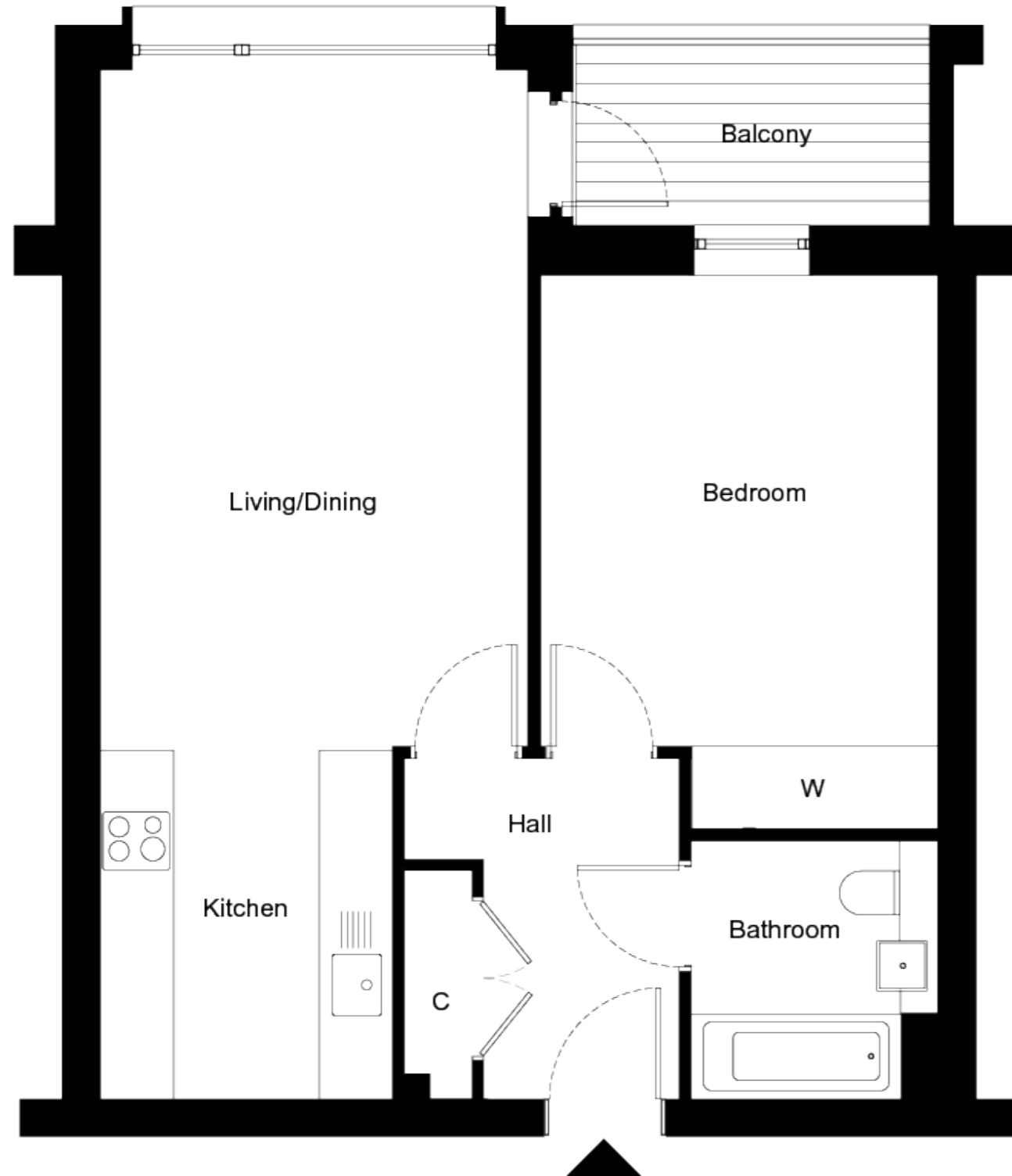




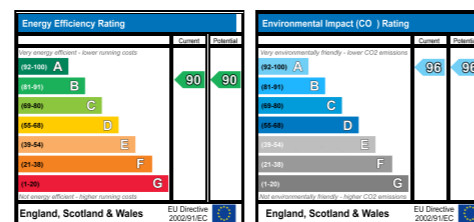
Jason Oliver
PROPERTIES

Ebony Crescent, Cockfosters, EN4



Jason Oliver Properties are pleased to offer this well presented ground floor one bedroom apartment situated in the Bolingbroke Park, Cockfosters. The property 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 ground floor and benefits from beautiful open plan living area to the fully fitted kitchen, hallway with ample storage, luxurious bathroom, double bedroom with fitted wardrobes, private balcony & lift to all floors. Residents have access to communal gardens with attractive pond with surrounding woodland. The property is offered CHAIN FREE. Viewing highly recommended.

£365,000 Leasehold



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.

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Ebony Crescent, Cockfosters, EN4

HALLWAY

RECEPTION ROOM/DINING AREA/ KITCHEN

28'6" x 11'4" (8.69m x 3.45m)

BEDROOM

12'1" x 10'2" (3.68m x 3.10m)

BATHROOM



Ebony Crescent, Cockfosters, EN4

PRIVATE BALCONY

LEASE

Approximately 122 years remaining lease

SERVICE CHARGES

Approximately £2,400 per annum

GROUND RENT

Approximately £100 per annum

