



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

## Belmont Close, Cockfosters, Herts, EN4



Set within this picturesque location just 100m of Cockfosters UNDERGROUND STATION, is this THREE BEDROOM, TOP FLOOR apartment with PRIVATE PARKING, GARAGE En-Bloc and communal gardens, this property is a MUST SEE. OFFERED CHAIN FREE!

- Top Floor
- Three Bedrooms
- Great Location
- Communal Gardens
- Residents Parking
- Garage En-Bloc

**£425,000 Leasehold**

# Belmont Close, Cockfosters, Herts, EN4

Accommodation Comprises

Communal Entrance Hall

Entrance Door

Entrance Hall

Lounge/Diner **24'8" x 15'5" (7.52m x 4.70m) (Max Points)**

Kitchen **12'9" x 9'0" (3.89m x 2.74m)**

Bedroom One **12'11" x 12'2" (3.94m x 3.71m)**

Bedroom Two **11'0" x 8'9" (3.35m x 2.67m)**

Bedroom Three **8'9" x 5'7" (2.67m x 1.70m)**

Bathroom

Balcony

Exterior

Communal Gardens

Communal Parking & Own Garage



## Top Floor

Approx. 84.2 sq. metres (906.7 sq. feet)



Total area: approx. 84.2 sq. metres (906.7 sq. feet)

Plan and measurements are for guidance only. Floor plan produced by Propertypics.co.uk.

www.propertypics.co.uk  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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### VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (1) MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- (4) Potential buyers are advised to recheck the measurements before committing to any expense.
- (5) Oliver & Akers have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliance.
- (6) Oliver & Akers have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.