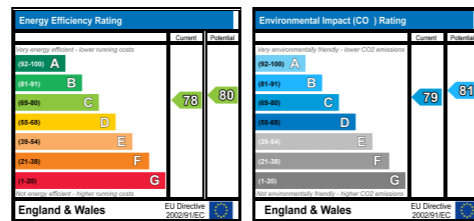


Baltimore Crescent EN4



Total Area: 90.1 m² ... 970 ft²

Dimensions are approximate; for display purposes only. (c) Peninsula Surveys Ltd.



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.

Baltimore Crescent, Cockfosters, EN4



Jason Oliver Properties presents this Sir Francis Walker three double bedroom first floor flat with balcony situated within walking distance to local amenities, Cockfosters Tube Station (Piccadilly Line) and Trent Park. The property benefits from secluded approach to the property, L-shaped hallway, kitchen, three double bedrooms, reception room, bathroom, en-block garage, double glazing and gas central heating throughout, off street parking, communal gardens and 950 years remaining lease.

£430,000 Leasehold

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Baltimore Crescent, Cockfosters, EN4

APPROACH

Approached via communal entrance with stairs leading to a secluded front balcony leading to own front door.

HALLWAY

L-shaped, storage and airing cupboards, carpeted floor.

RECEPTION ROOM

18'10" x 14'8" (5.74m x 4.47m)
Double glazed window to side aspect, patio door to rear aspect leading to balcony, carpeted floor, coving to ceiling, radiator.



KITCHEN

9'8" x 7'10" (2.95m x 2.39m)
Range of wall and base units, stainless steel sink with mixer tap, extractor, plumbing for washing machine and dryer, gas hob, electric oven, double glazed window to rear aspect, fully tiled walls.



BEDROOM ONE

14'9" x 10'11" (4.50m x 3.33m)
Double glazed window to side aspect, range of built in wardrobes, radiator, coving to ceiling, carpeted floor.

BEDROOM TWO

11'8" x 10'11" (3.56m x 3.33m)
Double glazed window to front aspect, range of built in wardrobes, radiator, coving to ceiling, carpeted floor.

BEDROOM THREE

11'7" x 9'8" (3.53m x 2.95m)
Double glazed window to front aspect, range of built in wardrobes, radiator, coving to ceiling, carpeted floor.



Baltimore Crescent, Cockfosters, EN4

BATHROOM

Suite comprising paneled bath, low flush w.c., hand wash basin with mixer tap over vanity unit, heated towel rail, obscure window to front aspect, fully tiled walls, carpeted floor.

BALCONY

GARAGE

En-block

COMMUNAL GARDENS

OFF STREET PARKING

LEASE

Approx. 950 years remaining

SERVICE CHARGES

Approx. £1,300 per annum

GROUND RENT

Approx. £180 per annum

