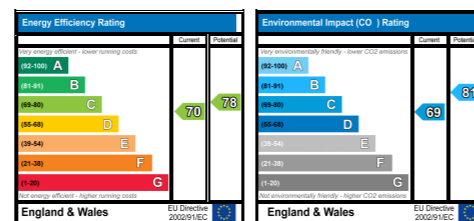


*Belmont Close, Cockfosters, EN4*



Jason Oliver Properties presents this well positioned two bedroom ground floor maisonette with garage situated within walking distance to Cockfosters Tube Station (Piccadilly Line), Trent Park and Cockfosters local amenities such as restaurants and shopping facilities. The property benefits from hallway, reception room, two double bedrooms with master bedroom overlooking communal gardens, fitted kitchen/diner with storage larder, bathroom, en block garage, residential parking, well maintained communal gardens. The property is CHAIN FREE and available now for viewing.



**£430,000 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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# Belmont Close, Cockfosters, EN4

## HALLWAY

19'8" x 8'8" (5.99m x 2.64m)

## LOUNGE

16'7" x 13'6" (5.05m x 4.11m)

## KITCHEN

14'5" x 8'8" (4.39m x 2.64m)

## BEDROOM ONE

13'6" x 12'0" (4.11m x 3.66m)

## BEDROOM TWO

10'7" x 8'4" (3.23m x 2.54m)

## BATHROOM

7'6" x 5'9" (2.29m x 1.75m)



# Belmont Close, Cockfosters, EN4

## GARAGE EN-BLOCK

16'9" x 9'3" (5.11m x 2.82m)

## COMMUNAL GARDENS

## RESIDENTIAL PARKING

## LEASE

Approximately 135 years remaining

## SERVICE CHARGES

Approximately £430 per annum  
(including communal garden  
maintenance & garage)

## GROUND RENT

Approximately £5 per annum

