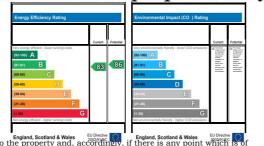


TOTAL APPROX FLOOR AREA 671.34 SQ. FT. (AREA 62.37 SQ. M) Measurements are approximate. Not to scale. Illustrative purposes only.



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 WHATEVER IN RELATIC TO THIS PROPERTY.



Cockfosters Road, Cockfosters, EN4



Jason Oliver Properties presents this two double bedroom gated retirement apartment benefitting from being warden assisted; The property is situated within walking distance to Cockfosters local shops, restaurants, transport links and Cockfosters Underground Station (Piccadilly Line). This property offers large hallway with storage, reception room, fitted kitchen with granite work surfaces, bathroom and double glazing with two double bedrooms and a large bathroom. The residents enjoy a welcoming communal lounge with conservatory, communal gardens, laundry room and visitor's suite. The property benefits from a lift to all floors. CHAIN FREE

£280,000 Leasehold

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

Cockfosters Road, Cockfosters, EN4

RECEPTION ROOM

16'3" x 11'0" (4.95m x 3.35m)

KITCHEN

12'2" x 6'0" (3.71m x 1.83m)

MASTER BEDROOM

15'5" x 8'10" (4.70m x 2.69m)

BEDROOM TWO

10'11" x 9'7" (3.33m x 2.92m)







Cockfosters Road, Cockfosters, EN4

BATHROOM 6'9" x 6'7" (2.06m x 2.01m)

GROUND RENT

£150 PER YEAR

SERVICE CHARGE

£3,379.40 PER YEAR

REMAINING LEASE

79 YEARS





