

*Cockfosters Road, Cockfosters, EN4*



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



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](http://www.jasonoliverproperties.co.uk)

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## 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)



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## 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

