

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** 







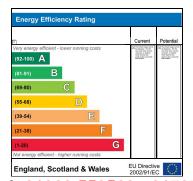
**Top Floor** Approx. 84.2 sq. metres (906.7 sq. feet)

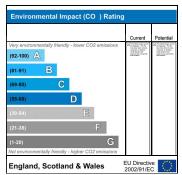


Total area: approx. 84.2 sq. metres (906.7 sq. feet)

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

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





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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.