

FOR SALE SECOND FLOOR, ONE BEDROOM, RETIREMENT FLAT



33 Weston Court, Farnham Close, London N20 9PQ

A one bedroom, second floor retirement flat, overlooking the well-kept landscaped communal grounds.

The development benefits from a communal lounge for socialising, a laundry room, a guest suite (bookable at a nominal cost), a passenger lift to the upper floors & car parking.

The property lies within a third of a mile of the shopping and transport facilities along Whetstone High Road - including Marks & Spencer's and Waitrose Supermarkets.

FEATURES AND ACCOMMODATION

ONE BEDROOM • RECEPTION • KITCHEN • SHOWER ROOM • DOUBLE GLAZING
GROUND FLOOR COMMUNAL LOUNGE • LAUNDRY ROOM
GUEST SUITE AVAILABLE – (at cost, must be pre-booked) • COMMUNAL GARDENS • PARKING
HOUSE MANAGER • 'CARELINE' SYSTEM

GUIDE PRICE: £175,000 – LEASEHOLD – CHAIN FREE

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

1320 High Road, Whetstone, London N20 9HP - www.maunder-taylor.co.uk – 020 8446 0011



MAUNDER TAYLOR

Second Floor, Garden side.

Front door opening to;

Entrance Hallway

Carpeted flooring, cupboard housing electricity fuses, meter & hot water cylinder. Emergency pull cord, doors opening to;

Reception 15'6 x 10'3 (4.72m x 3.12m)

Carpeted flooring, electric storage heater, emergency pull cord, double glazed tilt & turn window, multi paned doors opening to;

Kitchen 7'2 max x 7' (2.18m x 2.13m)

Range of wall and base units, 4-ring electric hob with hood above, eye level electric oven, stainless steel sink, part tiled walls, electric wall heater.

Bedroom 15'9 max x 9' (4.80m x 2.74m)

Carpeted flooring, electric storage heater, emergency pull cord, double glazed tilt & turn window to front.

Bathroom Walk in shower enclosure, sink set on vanity unit with storage below, close coupled WC, towel radiator, air extractor, emergency pull cord, tiling to walls.

Tenure: 125 years from 1st June 1994

Ground Rent £516,36 per annum

Service Charge £2,854.76 per annum



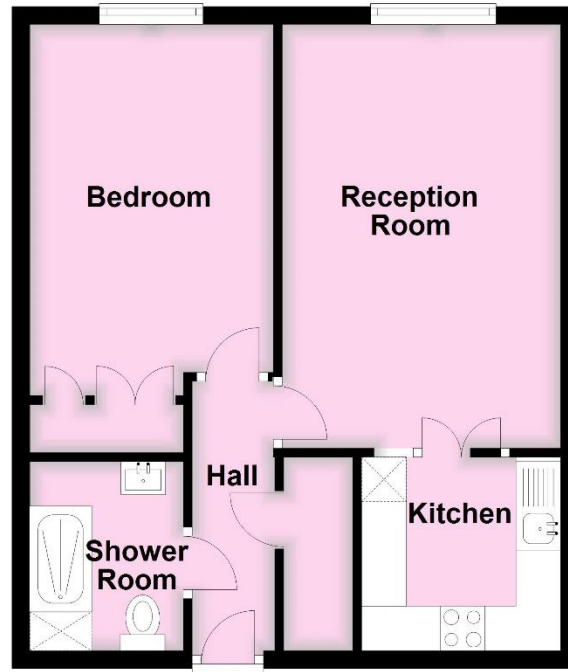
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MAUNDER TAYLOR

Second Floor



NOTE: Floorplan is for identification purposes only - Not to scale
Plan produced using PlanUp.



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