

MAUNDER TAYLOR

FOR SALE

FIRST FLOOR, TWO BEDROOM, RETIREMENT FLAT



12 Weston Court, Farnham Close, London N20 9PQ

A two-bedroom, first-floor retirement flat (**minimum age requirement 55*) with close access to the development passenger lift.

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, and 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

TWO 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

** Minimum age requirements - please call to discuss*

GUIDE PRICE: £285,000 – 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



Front door opening to;

Entrance Hallway

Carpeted flooring, electric storage heater, cupboards housing electricity fuses, meter & hot water cylinder. Emergency pull cord, doors opening to;

Reception

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

Kitchen

Range of wall and base units, 4-ring electric hob with hood above, electric oven, space for upright fridge freezer & dishwasher, stainless steel sink, part tiled walls, electric wall heater.

Main Bedroom

Carpeted flooring, electric storage heater, fitted wardrobes with sink, emergency pull cord, double glazed tilt & turn window.

Bedroom 2

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

Shower Room 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: Leasehold

Lease Length – 125 years from 1st June 1994

Service Charge - £2,490.27 half yearly

Ground Rent - £291.04 half yearly



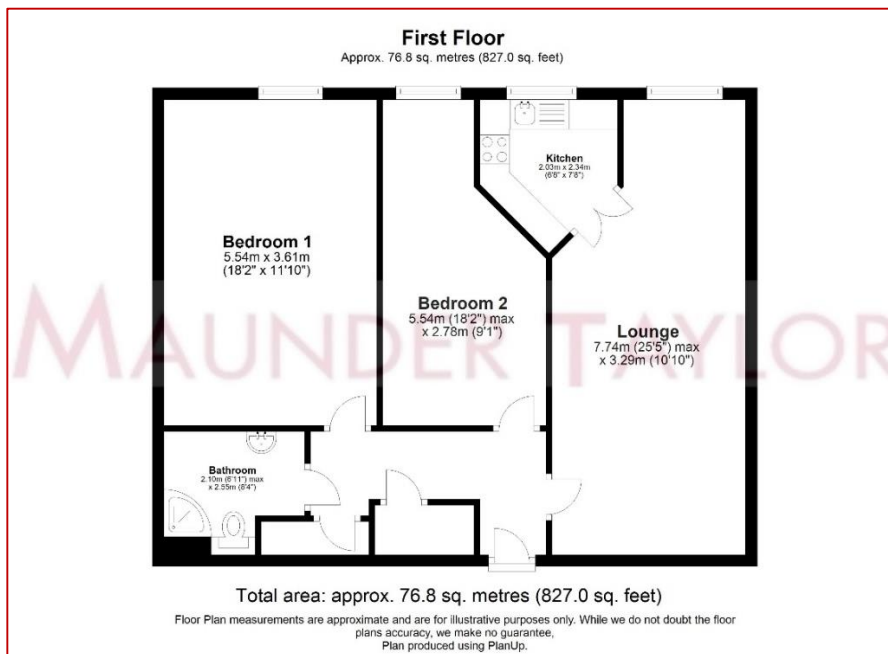
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Please note: Some furniture items have been removed from the property



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