

# 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 60*) 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 is 60 - please call to discuss*

**GUIDE PRICE: £250,000 – 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](http://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 1<sup>st</sup> June 1994**

**Service Charge - £2,490.27 half yearly**

**Ground Rent - £291.04 half yearly**



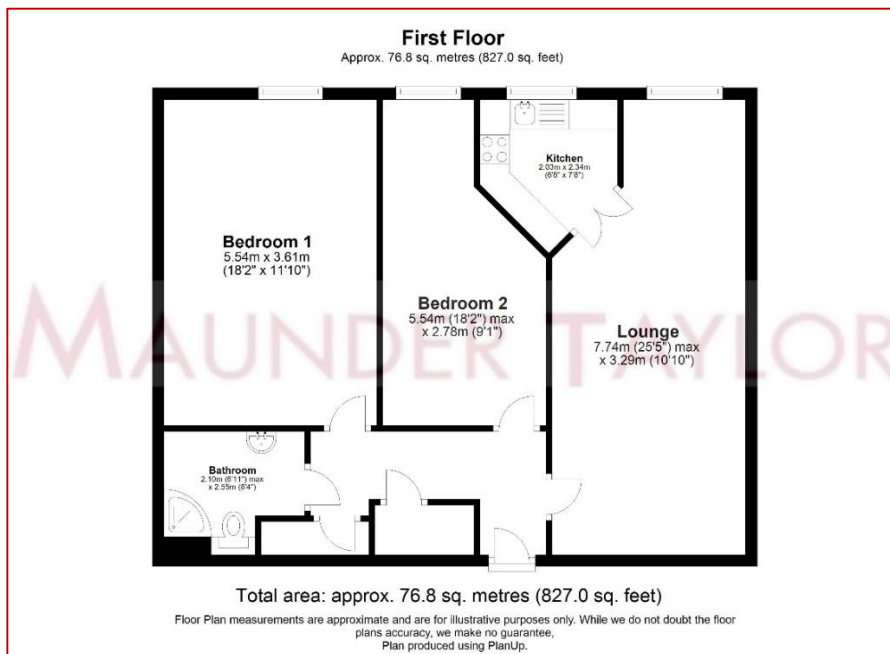
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*Please note: Some furniture items have been removed from the property*



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