

# MAUNDER TAYLOR

## FOR SALE TOP FLOOR, TWO BEDROOM \*Retirement FLAT



### 36 WESTON COURT, FARNHAM CLOSE, WHETSTONE, N20 9PQ

A top floor 2-bedroom retirement flat (\*minimum age requirement – 55), overlooking well-kept landscaped communal grounds.

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.

The development benefits from having a house manager, as well as full *Careline* support system and car parking.

#### FEATURES AND ACCOMMODATION

TWO BEDROOMS • RECEPTION • KITCHEN • SHOWER ROOM • DOUBLE GLAZING  
RESIDENT'S LOUNGE with kitchen facility • GUEST SUITE AVAILABLE – (at cost, must be pre-booked)  
LAUNDRY ROOM • COMMUNAL GARDENS • PARKING • HOUSE MANAGER • 'CARELINE' SYSTEM

*\* Minimum age requirements - please call to discuss*

**OFFERS IN EXCESS OF: £275,000 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.



Front door opening into;

### Entrance Hallway

2 built in storage cupboards housing - one hot water cylinder, the other the fuse board meter, *Careline* emergency pull cord, storage heater, decorative coving.... doors to;

**Reception 21'3 max x 10'9 narrowing to 6'9 into the dining area (6.48m x 3.28m x 2.06m)** Double glazed tilt and turn windows to the rear overlooking the garden, ornate wooden and marble fireplace surround with marble hearth and electric coal effect fire, storage heater, coving, *Careline* emergency pull cord and wall light points;

**Kitchen 8'10 max x 7'7 (2.69m x 2.31m)** Double glazed tilt and turn window to the rear overlooking the garden, range of wall and base units, work tops with inset stainless steel sink unit with drainer and mixer tap, tiled splashback, built in oven, electric hob, cooker hood, space for under counter fridge/freezer, space and plumbing for dishwasher, wall heater, coving, and *Careline* emergency pull cord.

**Bedroom 1 15'9 x 9'8 (4.80m x 2.95m)** Double glazed tilt and turn windows to the rear overlooking the garden, fitted wardrobes, storage heater, coving, *Careline* emergency pull cord and wall light points.

**Bedroom 2 15'8 max x 9'2 (4.78m x 2.79m)** Double glazed tilt and turn window to the rear overlooking the garden, storage heater, coving, *Careline* emergency pull cord and wall light points.

**Shower room 6'8 x 5'5 (2.03m x 1.65m)** Fully tiled walls, walk in *Aqualisa* shower cubicle, wash hand basin set into a vanity unit, low flush WC, towel radiator, extractor, *Careline* emergency pull cord and coving.

**Service Charge:** The vendor advises that the current charges are £2,566.38 (Sept '23 to Feb 24).

**Tenure:** Leasehold – 125 years form June 1994      **Ground Rent:** £291.04 half yearly.

**Council Tax:** Band E



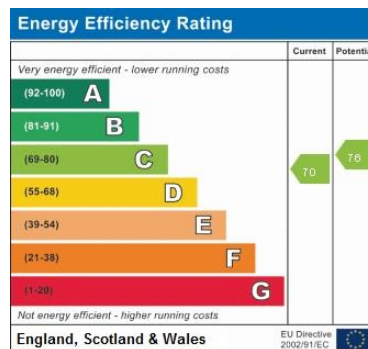
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