

## FOR SALE

### FIRST FLOOR, ONE BEDROOM, RETIREMENT FLAT



### 19 Weston Court, Farnham Close, London N20 9PQ

A first-floor one-bedroom retirement flat (minimum age 60) with views of the well-kept communal gardens.

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 ● MODERN KITCHEN ● BATHROOM
- DOUBLE GLAZING ● GROUND FLOOR COMMUNAL LOUNGE
- LAUNDRY ROOM ● GUEST SUITE AVAILABLE (at cost - must be pre-booked)
- COMMUNAL GARDENS ● PARKING ● HOUSE MANAGER
- 'CARLINE' SYSTEM ● EXTENDED LEASE

**GUIDE PRICE: £175,000 – EXTENDED LEASE – CHAIN FREE**



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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.

### **Entrance hallway**

Carpeted, *Careline*/intercom panel, walk-in storage cupboard with fuse board and lagged hot water cylinder. Doors leading to;

### **Reception**

Decorative fireplace with stone hearth and surround & wooden over mantle, plus power point for electric fire. Wall lights, decorative coving, storage heater, *Careline* cord, double glazed tilt & turn window overlooking garden, and pair of double multi-paned doors opening through to;

### **Modern Kitchen**

Modern range of fitted *John Lewis* wall and base units with worktop, stainless steel sink and drainer with monobloc tap, Neff ceramic hob with hood above, *Neff* oven/grill, space for upright fridge freezer, space and plumbing for washing machine, wall heater, vinyl flooring, tiled splash back.

### **Bedroom**

Storage heater, decorative coving, fitted wardrobe, *Careline* cord, double glazed tilt & turn windows overlooking garden.

### **Bathroom**

Panel enclosed bath with separate shower above, close-coupled WC, wash basin set on vanity unit, vinyl floor, tiling to walls, air extractor, wall mounted electric heater, *Careline* cord and push button, electric shaver point.

### **Tenure:**

189 years from 1<sup>st</sup> June 1994 (159 years remaining)

### **Ground Rent:**

TBC

### **Service Charge:**

TBC

### **Council Tax:**

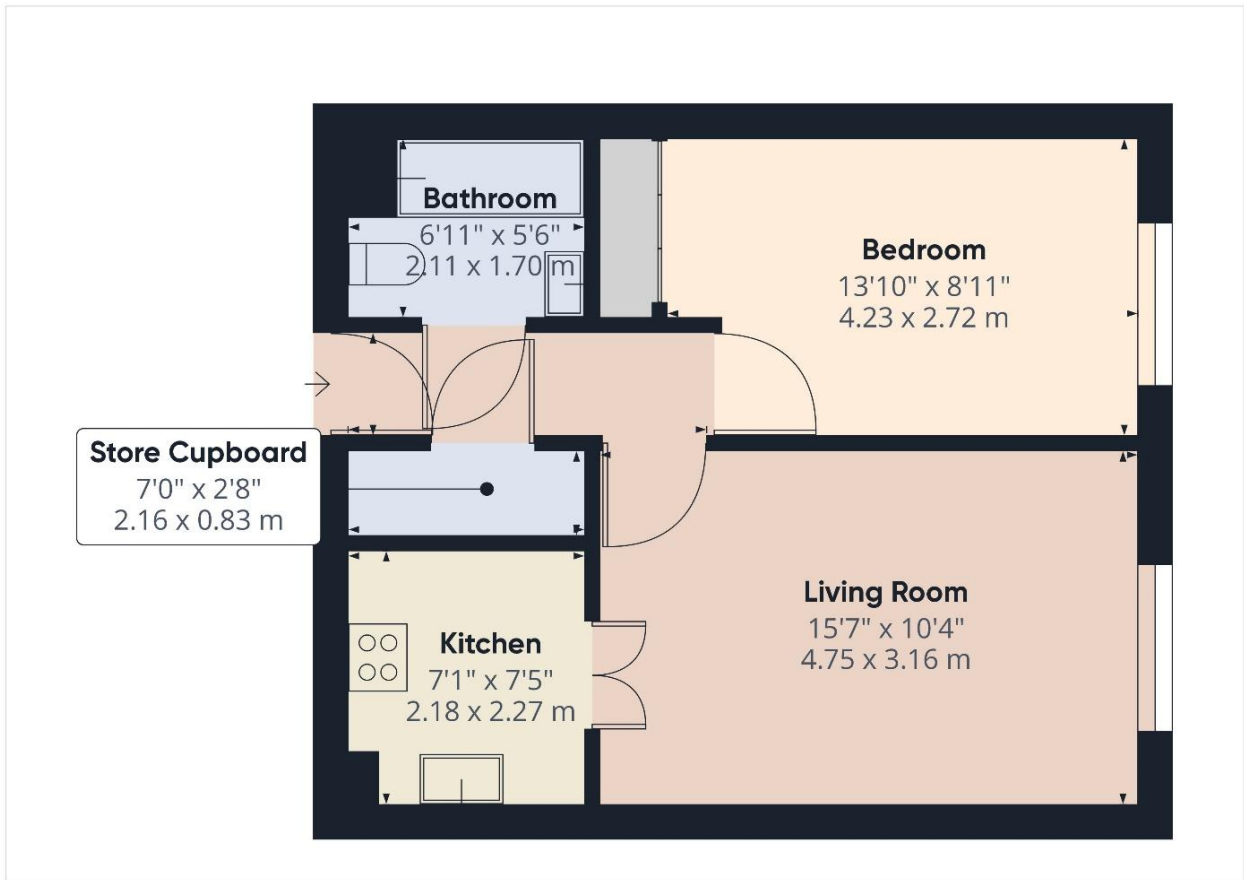
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### **EPC Ratings:**

Current 84 - Potential 87



### FLOOR PLAN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	84	87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	