



## CORNFLOWER COURT, EBONY CRESCENT, COCKFOSTERS, EN4

SHARED OWNERSHIP: EITHER BEING SOLD AT THE FULL PRICE OF £460,000 OR FOR £161,000 FOR A 35% SHARE. A BRIGHT, SPACIOUS & DOUBLE GLAZED 2 DOUBLE BEDROOM & LARGE BATHROOM GROUND FLOOR LUXURY APARTMENT BEING PART OF A DEVELOPMENT BUILT APPROX. 3 YEARS AGO OFFERED IN 'SHOW HOUSE' CONDITION. THERE IS A SPACIOUS LOUNGE/DINER WITH BALCONY & A WELL FITTED KITCHEN/DINER. This

Attractive Block is Serviced by an Entry Phone System and is accessed via a Lift to All Floors. By separate negotiation, there is the possibility of having an Underground Parking Space for Approx. £40 Per Calendar Month. There are Communal Gardens & Guest Parking by use of Parking Permits. Bolingbroke Park is a well designed and leafy development of Luxury Apartments & Town Houses. Conveniently Located for Cockfosters Tube Station (Picc. Line), Shops, Restaurants and Good Schools for All Ages. There are Bus Routes going in every direction - Barnet, Enfield, Southgate & Potters Bar.

Viewings Recommended.



### ACCOMMODATION

\* COMMUNAL ENTRANCE HALL \* OWN ENTRANCE HALL \* SPACIOUS LOUNGE/DINER \* LUXURY FITTED KITCHEN/DINER \* 2 DOUBLE BEDROOMS \* 2 LUXURY BATHROOMS \* COMMUNAL GARDENS \*

\* SERVICES: ELECTRIC HEATING \* FEATURES: DOUBLE GLAZING, BALCONY, LIFT, SECURED UNDERGROUND PARKING BY SEPARATE NEGOTIATION \*

**PRICE: £161,000 35% SHARED OWNERSHIP**

Living Room/Kitchen Pic 1: 18'2x24 (5.54mx7.32m)

Laminate Flooring, Very Large Picture Window Enjoying Views Over the Communal Gardens, Door to Balcony.

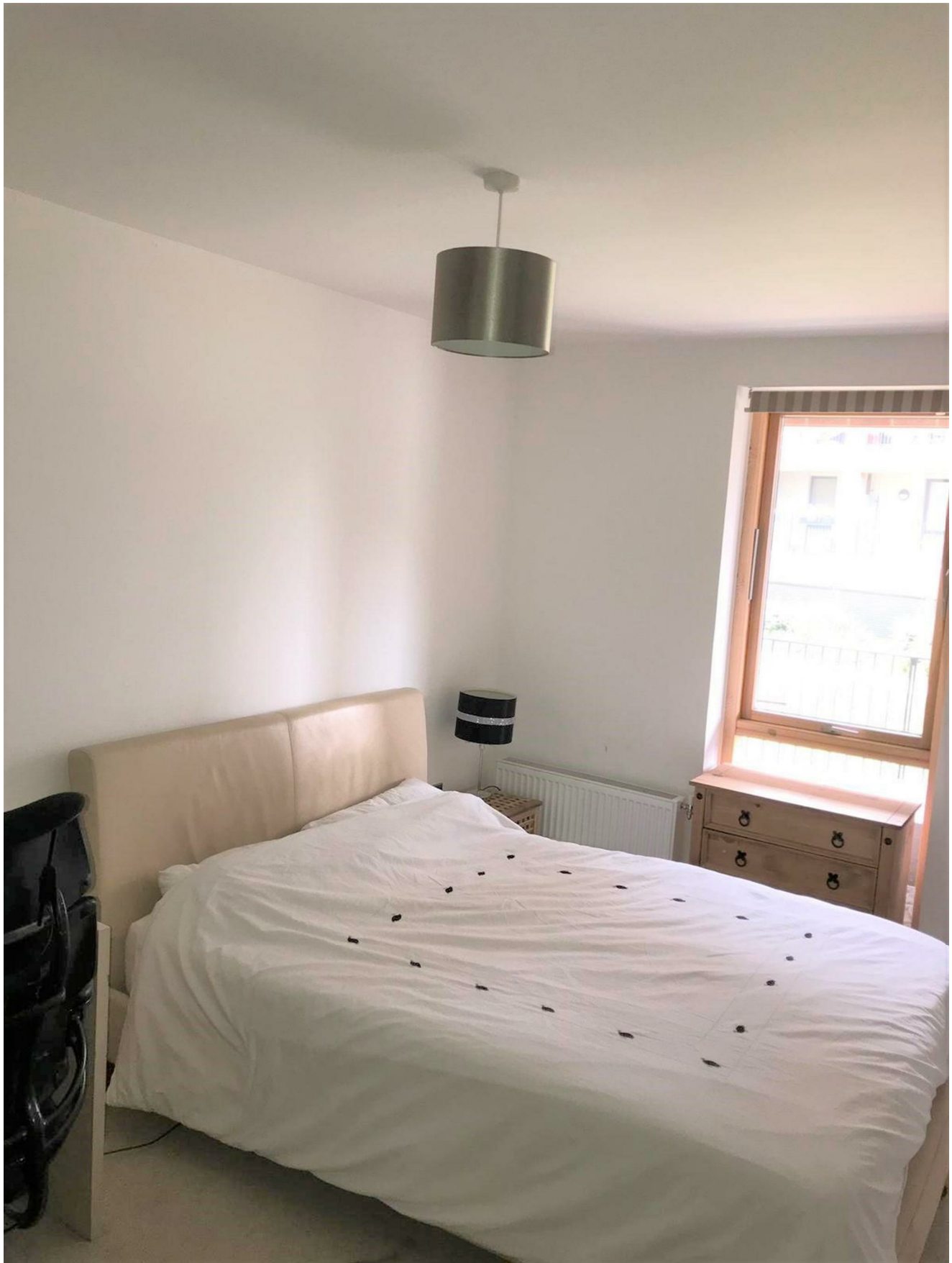




Living Room Pic 2:



**Master Bedroom 12'1x11'8 (3.68mx3.56m)**  
**Double Glazed Window, Double Radiator, Fitted Wardrobes.**





**Bedroom two 8'3x14'4 (2.51mx4.37m)**  
**Double Glazed Window, Double Radiator.**



**Bathroom 7'1x4'9 (2.16mx1.45m)**  
**Modern White Suite Comprising Panelled Bath, Mixer Taps & Shower Attachment, Glass Shower Screen, Fully Tiled, Wash Hand Basin with Mixer Taps. Chrome Heated Towel Rail.**



**En-suite 8'3x4'9 (2.51mx1.45m)**

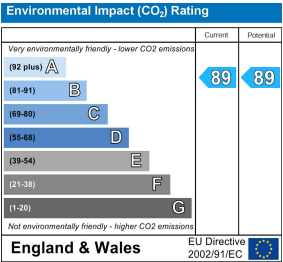
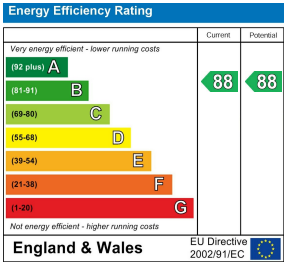


**Balcony 20'7x4'11 (6.27mx1.50m)**

## Car Parking:



Awaiting Floor Plan



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.