



BELMONT CLOSE, COCKFOSTERS, EN4

A BRIGHT & SPACIOUS CORNER SITED TOP FLOOR PURPOSE BUILT & NICELY PRESENTED 2 BEDROOM BALCONY FLAT WITH ATTRACTIVE VIEWS, BEING ONLY MINUTES' AWAY FROM COCKFOSTERS TUBE STATION (PICC. LINE). Being Part of a MANSION STYLE DOUBLE FRONTED DETACHED BLOCK, with Attractive Double Aspect Lounge, Well Fitted Kitchen, Modern Bathroom, General Off Street Parking & Communal Gardens.

The Vendor has just Increased the Lease to 125 Years.

Situated in a Very Convenient Location Close to All Amenities - Tube Station, Buses, Shops, Restaurants, Trent Park, Doctor Surgery, Good Schools etc.. Ideal for Professionals, or for Rental/Investment Purposes.
Offered Chain Free.



ACCOMMODATION

* COMMUNAL ENTRANCE HALL * OWN ENTRANCE HALL * ATTRACTIVE CORNER SITED RECEPTION ROOM WITH BALCONY & VIEWS * FITTED KITCHEN * BEDROOM 1 WITH FITTED WARDROBES * BEDROOM 2 * MODERN BATHROOM * COMMUNAL GARDENS * GENERAL OFF STREETE PARKING ON A FIRST COME FIRST SERVED BASIS *
* SERVICES: ELECTRIC HEATING * FEATUESE: DOUBLE GLAZING, BALCONY, LONG LEASE, VIEWS, LAMINATE FLOORING *

PRICE: £385,000 LEASEHOLD

ENTRANCE HALL:

CORNER SITED RECEPTION ROOM WITH VIEWS & BALCONY: 16'6 x 11'6 (5.03m x 3.51m)

Bright & Attractive Reception Room with Laminate Flooring, Double Glazed Windows & Door Leading to BALCONY with Paved Flooring and Wrought Iron Balustrades, Further Double Glazed Window to Side - again with Attractive & Leafy Views Over Communal Gardens, 2 Radiators.



BALCONY:



VIEW FROM BALCONY:



VIEW FROM SIDE WINDOW:



FITTED KITCHEN: 11' x 7' (3.35m x 2.13m)

Well Fitted with Ample Floor & Wall Units, Single Drainer Inset Stainless Steel Sink with Mixer Taps, Gas Hob, with Built Under Oven & Extractor Over, Integrated Fridge/Freezer, Plumbed for Dishwasher. Vinyl Flooring. Double Glazed Window to Front.



BEDROOM 1: 12'4 x 12'3 incl fitted wardrobes (3.76m x 3.73m incl fitted wardrobes)
Fitted Wardrobes, Double Glazed Window to Rear, Radiator.



BEDROOM 2: 10'3 x 7'8 (3.12m x 2.34m)
Laminate Flooring, Double Glazed Window, Double Radiator.



MODERN BATHROOM:
Double Glazed Window, Panelled Bath with Mixer Taps & Separate Shower Unit, Glass Shower Screen, Low Flush WC., Pedestal Wash Hand Basin with Mixer Taps. Half Tiled Walls. Double Glazed Frosted Window.



COMMUNAL GARDENS & VIEWS: PIC. 1



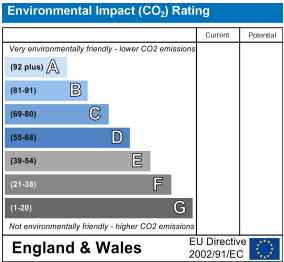
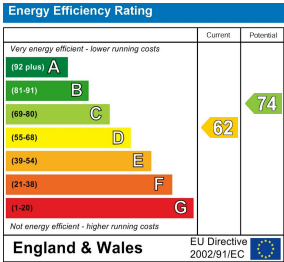
COMMUNAL GARDENS & VIEWS: PIC. 2



OWN FRONT DOOR & LANDING:



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.