

MAUNDER TAYLOR

**FOR SALE**  
**SECOND (TOP) FLOOR,**  
**TWO BEDROOM, RETIREMENT FLAT (\*Minimum age – 60)**



**31 WESTON COURT, FARNHAM CLOSE, LONDON N20 9PQ**

A two bedroom, second (top) floor, (with passenger lift) two-bedroom retirement flat (\*minimum age 60).

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**

TWO BEDROOMS • 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 • PERSONAL ALARM SYSTEM

*\* Minimum age requirement is 60 - please call to discuss*

**PRICE: £269,000 – 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



# MAUNDER TAYLOR

Passenger lift to second (top) floor landing, with door opening to;

## Hallway

Storage heater, large walk-in linen cupboard with hot water cylinder, second cupboard (utility) with fuse board and electricity meter. Access to loft. Decorative coving, intercom. Doors opening to;

## Reception - into dining recess area,

Electric log-affect Tilt & turn double glazed windows to front with a westerly aspect, electric log-affect fire place with stone hearth surround & mantle, decorative coving, storage heater, personal alarm system, glazed double doors opening to;

## Kitchen (not square)

4-ring *Ceran* hob with hood above, electric oven & grill with eye level combination oven, space for upright fridge freezer, wall and base units, corner carousel, soft close drawers, part tiled walls, decorative coving, wall mounted electric fan heater, stainless steel sink and drainer with monobloc tap, tiled floor, double glazed tilt & turn windows to front.

## Bedroom

Fitted wardrobes and matching dressing table unit, double aspect with tilt & turn double glazed windows to front and side, coving, personal alarm system, storage heater.

## Bedroom      irregular shape

electric heater, coving, personal alarm system, tilt & turn double glazed window to front.

**Shower Room** 5'6 (1.68m) wide shower enclosure with glass doors, *Mira*, shower control, grab handle, sink set on vanity unit, close-coupled WC, air extractor, wall mounted electric fan heater, personal alarm system, tiling to walls, decorative coving.

## Tenure

125 years from February 1994.

**Current service charge:** £2,566.38 half yearly

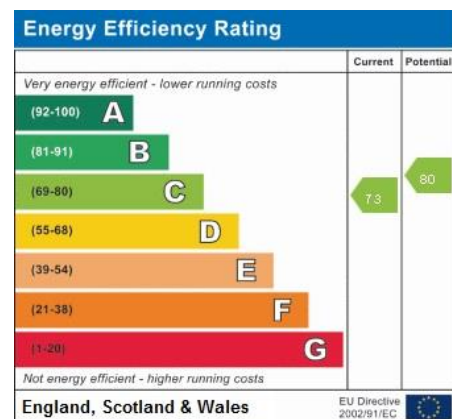
**Ground Rent** - £291.04 half yearly

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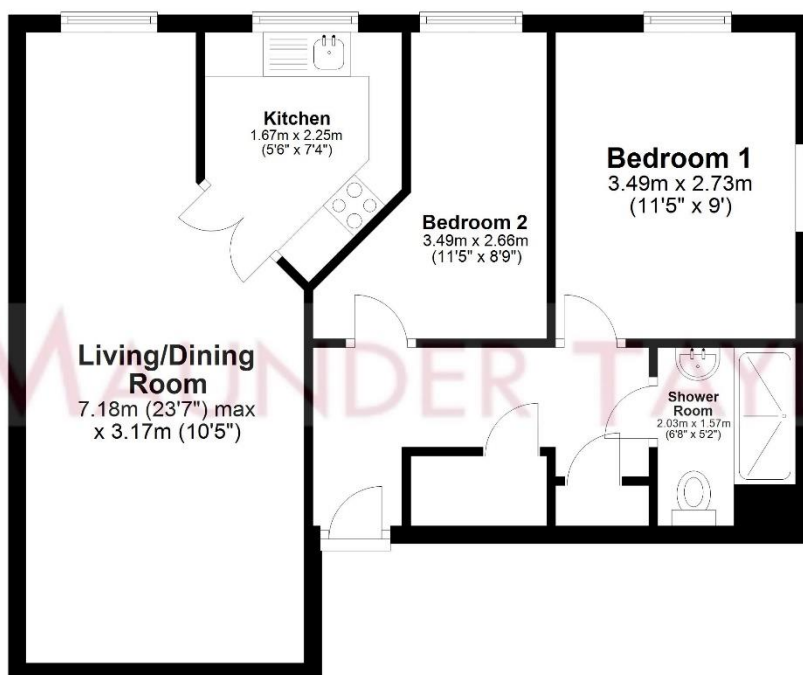






## Second Floor

Approx. 54.2 sq. metres (582.9 sq. feet)



Total area: approx. 54.2 sq. metres (582.9 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Plan produced using PlanUp.

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