

# MAUNDER TAYLOR

## FOR SALE

### TOP FLOOR – ONE BEDROOM

### *RETIREMENT FLAT*



## 38 WESTON COURT, FARNHAM CLOSE, LONDON N20 9PQ

A one bedroom, second floor (with passenger lift) retirement flat,

The development benefits from a communal lounge for socialising, a laundry room, a guest suite (bookable at nominal cost), a passenger lift to the upper floors, communal grounds & 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 ● KITCHEN ● SHOWER ROOM ● DOUBLE GLAZING  
COMMUNAL LOUNGE ● LAUNDRY ROOM ● COMMUNAL GARDENS  
GUEST SUITE AVAILABLE (at cost, must be pre-booked)  
HOUSE MANAGER ● EMERGENCY ALARM SYSTEM ● PARKING

**GUIDE PRICE: £185,000 – 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

Front door opening to;

**Entrance Hallway** with large walk-in storage cupboard (6'x 2'9) housing hot water cylinder, electricity meter and fuses. Further doors to;

## Reception

**22'3 (6.78m) measured into dining recess x 10'8 (3.25m) max narrowing to 6'9 (2.06m) into dining recess**  
Storage heater, contemporary electric fire place with stone hearth & surround and wooden mantle, emergency alarm cord, decorative coving, double glazed tilt & turn window to rear, pair of double multi paned doors opening to;

## Kitchen 7'6 x 8' (2.29m x 2.44m) very max (irregular shape)

Fitted units, electric oven and hob with hood above, stainless steel sink and drainer, space for upright fridge freezer fan wall heater, tiled splash back, tilt & turn double glazed window to rear, decorative coving, vinyl floor.

## Bedroom

**18'3 (5.56m) max measured into wardrobe & window recess x 9'3 (2.82m) max/5'3 (1.60m) min**

Tilt & Turn double glazed window to rear, coving, emergency alarm chord, storage heater, free standing wardrobe with mirror fronted /sliding doors.

## Bathroom 6'9 x 5'6 max (2.06m x 4.68m max)

Glass shower enclosure with tiled walls, close coupled WC, sink set on vanity unit with storage below, mirror fronted bathroom cabinet, towel radiator, wall mounted fan heater, air extractor, emergency alarm chord, vinyl floor, tiling to walls.

## Tenure

125 years from June 1994.

## Service & Ground Charges

The vendor advises that the current charges are £3,204.48 PA.

**NOTE:** Minimum age requirement is 55.



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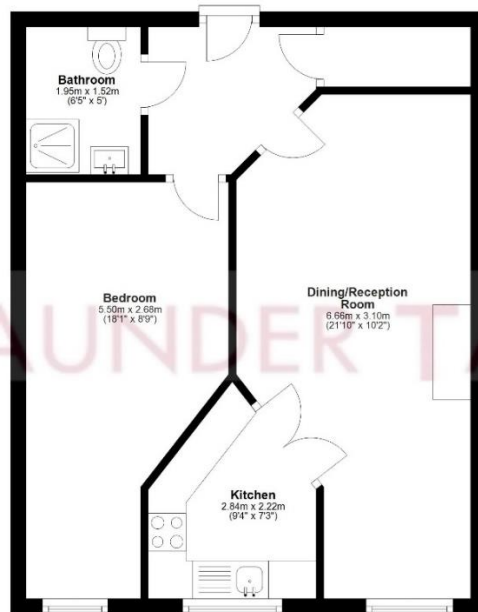


# MAUNDER TAYLOR



## Second Floor

Approx. 44.4 sq. metres (477.7 sq. feet)



Total area: approx. 44.4 sq. metres (477.7 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85   B	88   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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