

FOR SALE

FIRST FLOOR, TWO BEDROOM Retirement FLAT



WESTON COURT, FARNHAM CLOSE, WHETSTONE, N20

A well-presented first floor 2-bedroom retirement flat, on the 'garden side' of the development.

The block benefits from well-kept landscaped communal grounds, and 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.

There are bus stops in front of the development

The development has a house manager, as well as full *Careline* support system.

FEATURES AND ACCOMMODATION

TWO BEDROOMS • RECEPTION • KITCHEN • BATHROOM
DOUBLE GLAZING • RESIDENT'S LOUNGE with kitchen facility • LAUNDRY ROOM
GUEST SUITE AVAILABLE – (at cost, must be pre-booked) • HOUSE MANAGER
'CARELINE' SYSTEM • COMMUNAL TERRACE & GARDENS • LIFT SERVICE

£310,000 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.



Lift service to first floor, front door opening to;

Entrance hallway. Main corridor measures 18'9 x 3'9 (5.72m x 1.21m)

Electric heater. Intercom entry phone/*Careline*. Storage cupboard with hot water cylinder

Further Cupboard

Housing electricity fuses & meter.

Bedroom 15'9 x 9'3 (4.80m x 2.82m)

Fitted wardrobe, decorative coving, *Careline* cord. tilt & turn double glazed window overlooking communal gardens to rear.

Bedroom 'L' shaped 15'9 x 9'3 maximum overall (4.80m x 2.82m)

Electric heater, decorative coving, tilt & turn double glazed window to rear garden.

Bathroom

Walk-in whirlpool bath with hand held shower above, sink set on vanity unit, concealed flush WC, tiled walls & floor, mirror fronted bathroom cabinet, air extractor unit, *Careline* cord.

Reception 21'6 x 10'6/ 6'9 (6.55m x 3.20m/2.06m)

Decorative coving, feature, electric coal-effect fireplace, wall lights, *Careline* cord, tilt & turn double glazed window overlooking rear garden, pair of multi paned doors leading through to;

Kitchen

Irregular shape – approx. 7'6 x 7'6 (2.29m x 2.29m) max

Fitted range of wall and base units with work tops, stainless steel sink with monobloc tap, 4-ring ceramic hob with extractor hood above, high level oven/grill, space and plumbing for slim-line dishwasher, space for upright fridge freezer, tiling to walls, electric wall heater, double glazed window overlooking rear garden.

Communal Gardens:

Well maintained - with patio, lawns, shrubs, small trees & seating areas.

Parking:

Residents and visitors parking.

Tenure and Outgoings:

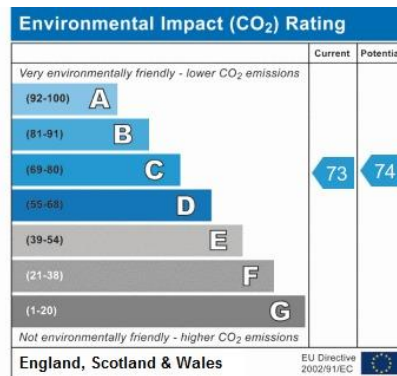
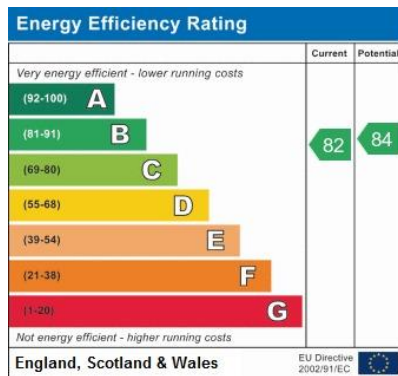
Leasehold: 125 years from June 1994.

Current service charge: TBA

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MAUNDER TAYLOR

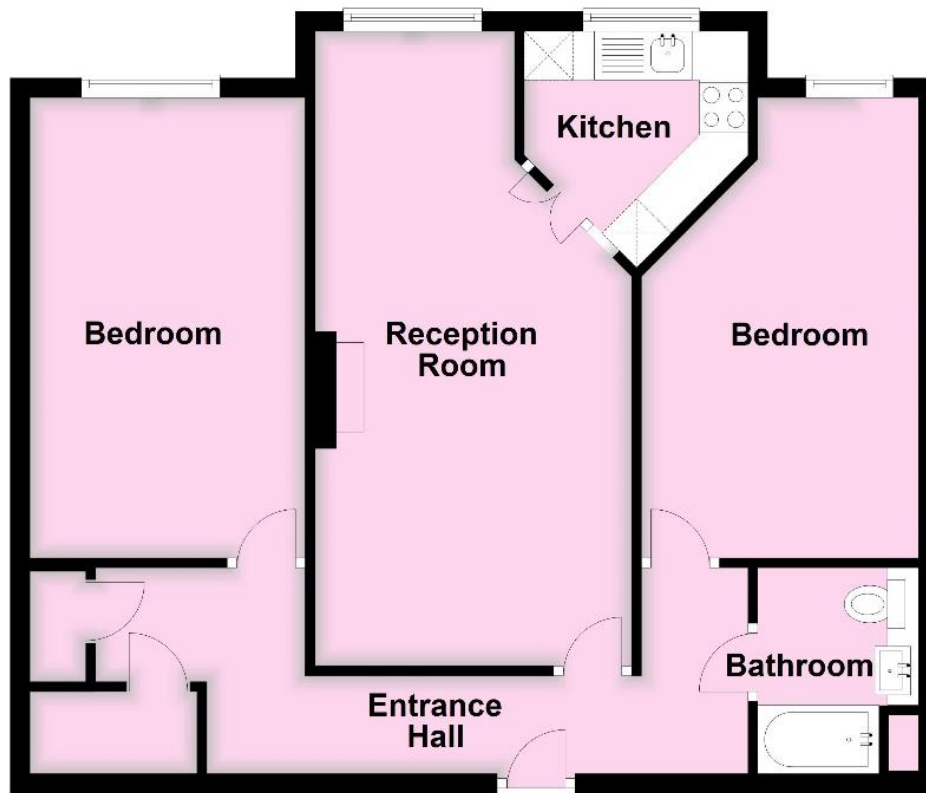


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FLOOR PLAN

First Floor



NOTE: Floorplan is for identification purposes only - Not to scale
Plan produced using PlanUp.

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