

FOR SALE – GROUND FLOOR TWO BEDROOM RETIREMENT FLAT



10 WESTON COURT, FARNHAM CLOSE, WHETSTONE, N20 9PQ

A ground floor 2-bedroom retirement flat, on the 'garden side' of the development, benefitting from its own small terrace.

The development includes a communal lounge for socialising, a laundry room, a guest suite (available for a fee), a passenger lift to the upper floors, and resident 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.

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

FEATURES AND ACCOMMODATION

TWO BEDROOMS • RECEPTION • KITCHEN • BATHROOM • DOUBLE GLAZING • OWN SMALL TERRACE
COMMUNAL LOUNGE • LAUNDRY ROOM • GUEST SUITE AVAILABLE – (at cost, must be pre-booked) •
COMMUNAL GARDENS • RESIDENT PARKING • HOUSE MANAGER • 'CARELINE' SYSTEM

£295,000 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.



Front door opening to;

Entrance hallway

Electric heater, carpeted flooring, intercom entry phone/*Careline* cord, storage cupboard with hot water cylinder, with a further cupboard housing electricity fuses & meter.

Reception

Carpeted flooring, *Careline* cord, tilt & turn double glazed window & double glazed door overlooking communal rear garden & also leading out to own rear terrace. Pair of multi paned doors leading through to;

Kitchen

Fitted range of wall and base units, stainless steel sink, 4-ring electric hob with extractor hood above, high level oven, space for low level fridge & freezer, tiling to walls, electric wall heater, double glazed window overlooking rear garden.

Bedroom 1

Carpeted flooring, fitted wardrobes, storage heater, tilt & turn double glazed window overlooking communal gardens to rear.

Bedroom 2

Carpeted flooring, *Careline* cord, storage heater, tilt & turn double glazed window overlooking communal gardens to rear.

Bathroom

Panel enclosed bath, wash hand basin with storage below, low flush WC, tiled walls, towel, air extractor, *Careline* cord.

Communal Gardens:

Well maintained - with own secluded patio area, lawn, shrubs, small trees & seating areas.

Parking:

Residents and visitors parking.

Tenure and Outgoings:

Leasehold: 125 years from 1st June 1994 (96 years remaining)

Current service charge: £4,806.70- per annum – Ground Rent - £582.08 per annum

Council Tax Band: E

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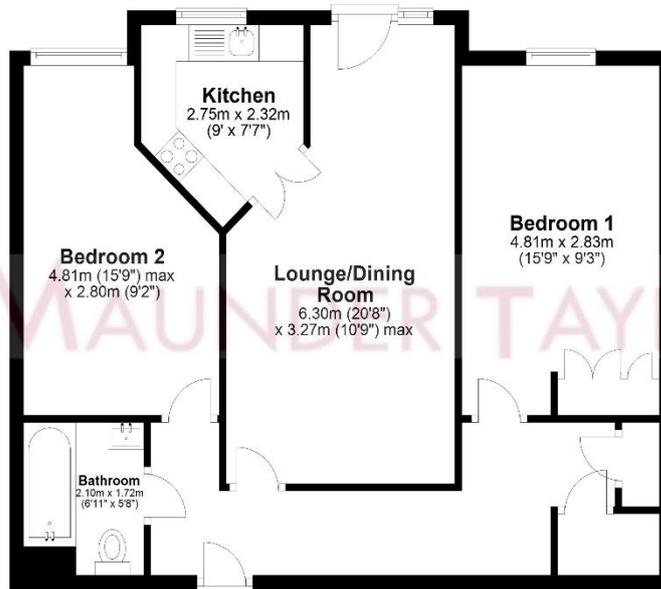
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Ground Floor

Approx. 66.2 sq. metres (712.7 sq. feet)



Total area: approx. 66.2 sq. metres (712.7 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.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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