

## FOR SALE

### FIRST FLOOR, ONE BEDROOM, RETIREMENT FLAT



### 23 Weston Court, Farnham Close, London N20 9PQ

A one bedroom, first floor (garden side) retirement flat (minimum age requirement is 60), with easterly aspect.

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 on either side of the High Road and a zebra crossing to the front of the block.

#### FEATURES AND ACCOMMODATION

ONE BEDROOM • 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 • 'CARELINE' SYSTEM

**ASKING PRICE: £159,500 – LEASEHOLD**



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, M H MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM  
ASSOCIATES: S E MAUNDER TAYLOR MIRPM AssocRICS, B A EWEN MNAEA, J D MELLOR DipSurv Pract

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.

# MAUNDER TAYLOR

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1320 High Road, London N20 9HP 020 8446 0011 maundertaylor.co.uk

First Floor, Garden side.

Front door opening to;

## Entrance Hallway

Decorative coving, intercom/ emergency pull cord, doors opening to;

Large cupboard **7' x 2'6 (2.13m x 0.76m)** housing electricity fuses, meter & hot water cylinder.

## Reception 15'6 x 10'3 (4.72m x 3.12m)

Decorative coving, electric storage heater emergency pull cord, double glazed tilt & turn window, multi paned doors opening to;

## Kitchen 7' max x 7' (2.13m x 2.13m)

Range of wall and base units, 4-ring electric hob with hood above, eye level electric oven & grill, space for under unit fridge & freezer, stainless steel sink & drainer, part tiled walls, electric wall heater.

## Bedroom 15'9 max into recess/12'3 minimum x 9' (4.80m /3.73m x 2.74m)

Decorative coving, electric storage heater emergency pull cord, tilt & turn window

## Bathroom

Panel enclosed bath with shower above, sink set on vanity unit with storage below, close coupled WC, electric heater, air extractor, emergency pull cord, tiling to walls, vinyl floor.

**Tenure:** Leasehold 125 year from 1<sup>st</sup> June 1994

**Ground Rent** TBA

**Service Charge** TBA

**EPC Rating:** Current: 83 B Potential: 86 B



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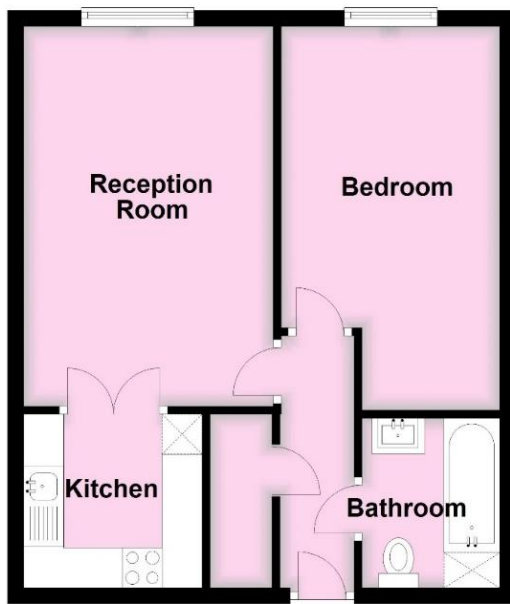
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**First Floor**



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

**Please note: the photos above were taken prior to current occupier moving in.**



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