

FOR SALE GROUND FLOOR, ONE BEDROOM, RETIREMENT FLAT



2 Weston Court, Farnham Close, London N20 9PQ

A ground-floor one-bedroom retirement flat (minimum age 60) with direct access to the well-kept communal gardens.

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

ONE BEDROOM • RECEPTION • MODERN KITCHEN • SHOWER ROOM
DOUBLE GLAZING • COMMUNAL LOUNGE • LAUNDRY ROOM 'CARELINE' SYSTEM
GUEST SUITE AVAILABLE (at cost - must be pre-booked) • COMMUNAL GARDENS
PARKING • HOUSE MANAGER

GUIDE PRICE: £150,000 – CHAIN FREE



PARTNERS: B R 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.

Entrance hallway

Carpeted, *Careline*/intercom panel, walk-in storage cupboard with fuse board and lagged hot water cylinder. Doors leading to;

Reception

Decorative fireplace with electric heater. Wall lights, decorative coving, *Careline* cord, double glazed tilt & turn window & doorway to the garden. Opening through to;

Kitchen

Modern range of fitted wall & base units with worktop, stainless steel sink & drainer with mixer tap, electric hob with hood above, oven/grill/microwave, integrated fridge freezer & dishwasher and tiled splash back.

Bedroom

Electric heater, decorative coving, *Careline* cord, double glazed tilt & turn window overlooking garden.

Showerroom

Shower, WC, wash basin set on vanity unit, tiling to walls, air extractor, wall mounted electric heater, *Careline* cord.

Tenure: 125 years from 1st June 1994 (94 years remaining)

Ground Rent: £516 Per annum

Service Charge: The service Charge is £3,499 From the 01/09/24 – 31/08/25

Council Tax: Band D

EPC Ratings: EPC TO FOLLOW

FLOOR PLAN

