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HEDDON COURT COCKFOSTERS ROAD, COCKFOSTERS, BARNET, EN4

A well proportioned and larger than average TWO BEDROOM FIRST FLOOR MANSION STYLE apartment in the heart of Cockfosters. The property comprises of an attractive and characterful RECEPTION ROOM with PARQUET FLOORING, Cast Iron Fireplace & Sash Windows, a NEWLY FITTED KITCHEN and BATHROOM, in addition to a SPACIOUS HALLWAY, also with parquet flooring. Befitting from DOUBLE GLAZING and GAS CENTRAL HEATING, the property is above shops in the Cockfosters Road with direct access to the property from the front and rear. A convenient location for good local schools, shops, restaurants and public transportation links such as Cockfosters Underground Station (Piccadilly Line). Viewings highly recommended.

ACCOMMODATION

* FIRST FLOOR FLAT * LARGE ENTRANCE HALL * RECEPTION ROOM * NEWLY FITTED KITCHEN & BATHROOM * TWO BEDROOMS *
* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING *

PRICE: £390,000 LEASEHOLD

RECEPTION ROOM: 15'5 x 10'97 (4.70m x 3.05m)
Original Sash Windows x 2, Parquet Flooring, Radiator, Cast Iron Fireplace, Ceiling Cornicing

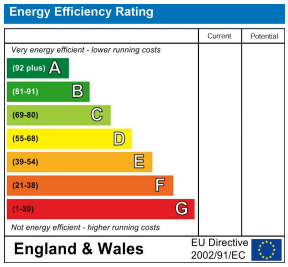
BEDROOM 1: 14'9 x 11'3 (4.50m x 3.43m)
Double Glazed Window, Parquet Flooring, Radiator

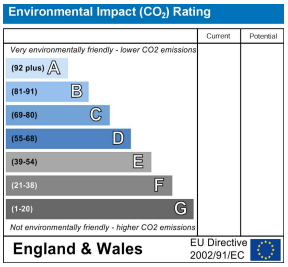
FITTED KITCHEN: 9'8 x 8'53 (2.95m x 2.44m)
Double Glazed Window & Door, Wall & Base Units, Wood Flooring, Tiled Splashback, Gas Hob, Extractor Fan, Integrated Fridge/Freezer, Sink with Mixer Taps, Washing Machine

BATHROOM:
Double Glazed Window, Tiled Flooring & Part-Tiled Walls, Bath with Shower Attachment, Wash Hand Basin, W/C, Radiator

BEDROOM 2: 8'7 x 8'15 (2.62m x 2.44m)
Double Glazed Window, Parquet Flooring, Radiator

Awaiting Floor Plan





NAEA
National Association of Estate Agents

The Property Ombudsman

The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.