

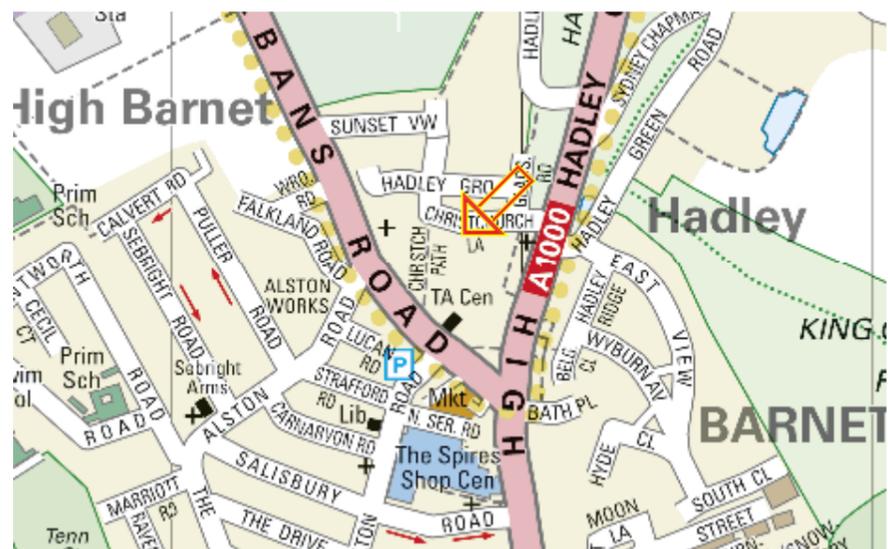
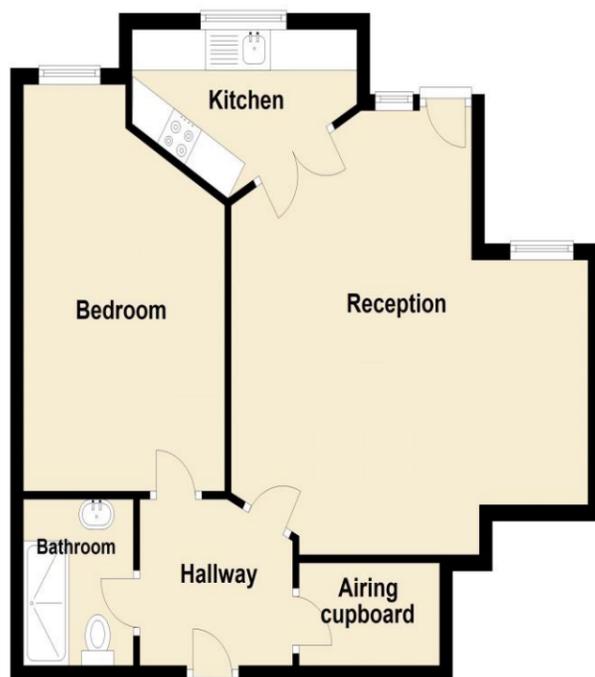


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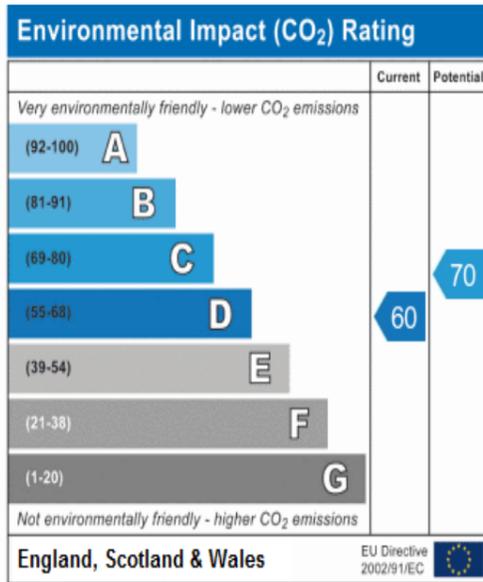
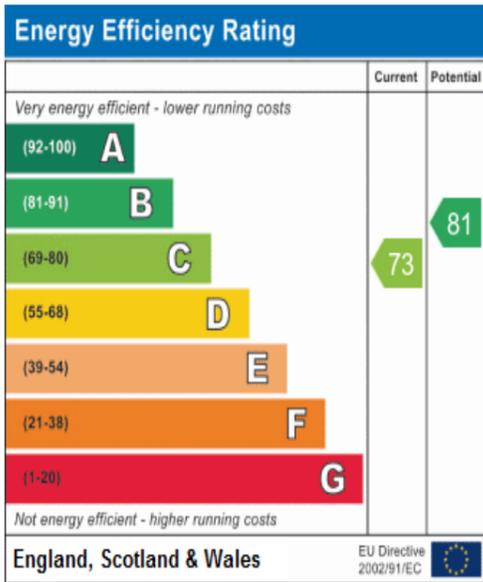
Ground Floor



1. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
2. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
3. Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
4. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
5. Floor plans remain copyright of Hamilton Chase Estate Agents and are not to be copied in part or full without written consent, are provided for illustrative purposes only and are not to scale.

5 Livingstone Court Christ Church Lane Barnet EN5 4PL

£225,000 Leasehold



PROPERTY SUMMARY

Situated in this highly sought after prestigious development located in the Hadley Green area of Barnet and on the fringe of open countryside within easy access to local shops and transport facilities Hamilton Chase are delighted to offer for sale this larger than average ground floor one bedroom retirement flat with direct access to the communal gardens. Features include one bedroom, 20 ft lounge/diner, fitted kitchen, shower room, communal gardens and parking, on site house manager, communal lounge, kitchen and laundry room, chain free.

ACCOMMODATION

COMMUNAL ENTRANCE
With entry phone system.

FRONT DOOR

HALLWAY
Fitted carpet, coving to ceiling, smoke alarm, wall mounted entry phone system, walk in storage cupboard housing hot water cylinder and electric meters.

LOUNGE/DINER 20' 0" x 15' 6" (6.09m x 4.72m)
Fitted carpet, power points, tv and telephone points, wall mounted storage heater, coving to ceiling, double glazed windows to rear aspect, double glazed door leading out communal gardens.

KITCHEN 7' 8" x 7' 0" (2.34m x 2.13m)
Range of fitted wall and base units with rolled top work surfaces, inset stainless steel sink/drainers with cupboards underneath, built in electric hob and oven, extractor hood, power points, wall mounted electric heater, part tiled walls, double glazed window over looking the communal gardens.

BEDROOM 16' 4" x 9' 2" (4.97m x 2.79m)
Double glazed window over looking communal gardens, fitted carpet, power points, coving to ceiling, telephone point.

BATHROOM

Low level wc, vanity unit with inset wash/hand basin and cupboard underneath, shower cubicle with sliding door, extractor fan, coving to ceiling, wall mounted electric heater, tiled walls, fitted carpet.

ON SITE HOUSE MANAGER

COMMUNAL RESIDENTS LOUNGE AND KITCHEN

COMMUNAL LAUNDRY ROOM

COMMUNAL RESIDENTS PARKING

COMMUNAL GARDENS
well maintained communal gardens, lawn areas with flower and shrub borders.

