



## 2 bed apartment to buy in N20

Farnham Close, London, Middlesex, N20 9PQ

**£160,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Off Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Warden Assisted Retirement Block
- ✓ Spacious Apartment
- ✓ Two Bedrooms
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

Top-floor, lift-serviced two double bedroom retirement apartment offering bright, well-proportioned accommodation with bedrooms enjoying a pleasant outlook over the communal gardens. The property features a spacious entrance hall with excellent built-in storage, a generous reception/dining room with glazed double doors leading into a fitted kitchen, two good-sized double bedrooms with fitted wardrobes and a modern bathroom suite. The layout (approx. 713 sq ft) provides comfortable, easy living ideally suited to downsizers seeking both space and practicality. Weston Court benefits from a warden-assisted environment, residents' lounge, laundry facilities, guest suite and well-maintained communal gardens, together with off-street residents' parking. Conveniently located for local shops, cafés, bus routes and nearby Totteridge & Whetstone Underground and Oakleigh Park mainline station, this property is offered for sale via Secure Sale online auction, presenting an excellent opportunity for retirement living in a well-regarded development. Internally - Being Sold via Secure Sale online bidding, Terms and Conditions apply, Starting Bid £180,000. 2nd floor (Top floor) , lift serviced, warden assisted retirement flat. The property comprises of a spacious hallway with two built in cupboards, a good sized reception/diner with glazed double doors opening into a fitted kitchen. There are two double bedrooms with fitted wardrobes. Bathroom with panel enclosed bath with shower over and shower panel, towel rail, wall hung basin, wc and obscured glass window. With the exception of of bathroom, all the rooms overlook the communal garden. The property also benefits from a communal lounge, laundry room. There is also the convenience of a guest room (charges apply). Externally - Communal garden with patio area. Off road parking unallocated in car park Location - You'll find a cluster of cafés and eateries along the nearby High Road, plus convenient bus stops around the postcode for local transport. The Totteridge & Whetstone London Underground station and Oakleigh Park rail station are a short stroll or bus ride away, connecting you into greater London. Additional Information - Council Tax Band E - £2488

Service Charge £5,248.00 per annum

Ground Rent £582.08 per annum You must be over the age of 55 to live in Weston Court.

We hereby disclose that a personal interest exists which constitutes a declarable interest under the Estate Agent Act 1979.

(all above as advised)

Council Tax Band: E

Tenure: Leasehold

Annual Service Charge Amount: £5,300.00

Price: Starting Bid £160,000

Property Type: Apartment

Parking: Off Street

Year built: 1994

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

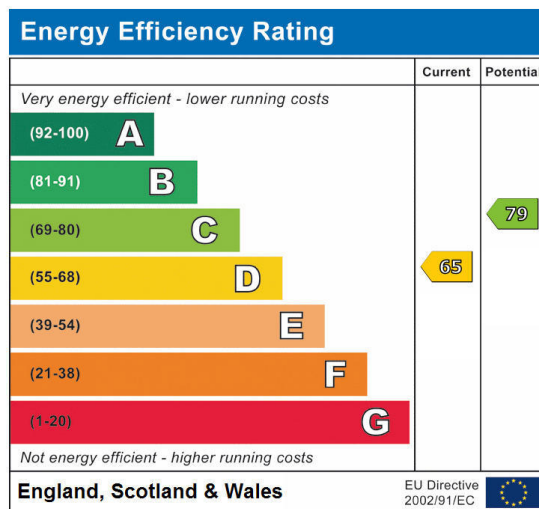
Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



Farnham Close, London, Middlesex, N20 9PQ

Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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