

FOR SALE TWO BEDROOM, TOP FLOOR RETIREMENT FLAT



32 WESTON COURT, FARNHAM CLOSE, WHETSTONE, N20 9PQ

Located on the top floor and enjoying a rear aspect with an outlook over the communal gardens. A two-bedroom RETIREMENT flat (minimum age: 60), that is conveniently situated for the shopping & transport facilities along the High Road - which includes a *Marks & Spencer Food Hall* and a *Waitrose* supermarket.

There are bus stops to the front of the block, with a zebra crossing enabling a safe crossing between. The area is served by both Oakleigh Park (Mainline) and Totteridge & Whetstone (Northern Line) stations.

The block benefits from a communal lounge for socialising, a laundry room, a bookable guest suite for visitors, a passenger lift, 24 hour monitored care-line and the services of a resident house manager within normal working hours. There are well tended gardens and parking for residents & visitors.

GUIDE PRICE: £218,000 – CHAIN FREE

Minimum age requirement is 60 – Viewings are strictly by appointment only

SUMMARY OF ACCOMMODATION

TWO BEDROOMS • LOUNGE • KITCHEN • BATHROOM/WC • STORAGE HEATING
TILT & TURN DOUBLE GLAZING • VIDEO ENTRYPHONE • PASSENGER LIFT • RESIDENT HOUSE MANAGER
24 HOUR MONITORED CARE-LINE • COMMUNAL LOUNGE • EQUIPPED LAUNDRY ROOM
GUEST SUITE • PARKING • COMMUNAL GARDENS



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, M H MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM
ASSOCIATES: SE MAUNDER TAYLOR MIRPM AssocRICS, BA EWEN MNAEA, JD 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.

**Tenure & Service Charges:**

Leasehold, 125 years from 1996 – approx. 95 years unexpired.

Current ground rent: £582.08

Service charge: £5,300

Council Tax Band: Band E

EPC Rating: D65 / C78



Laundry Room



Resident's Lounge

