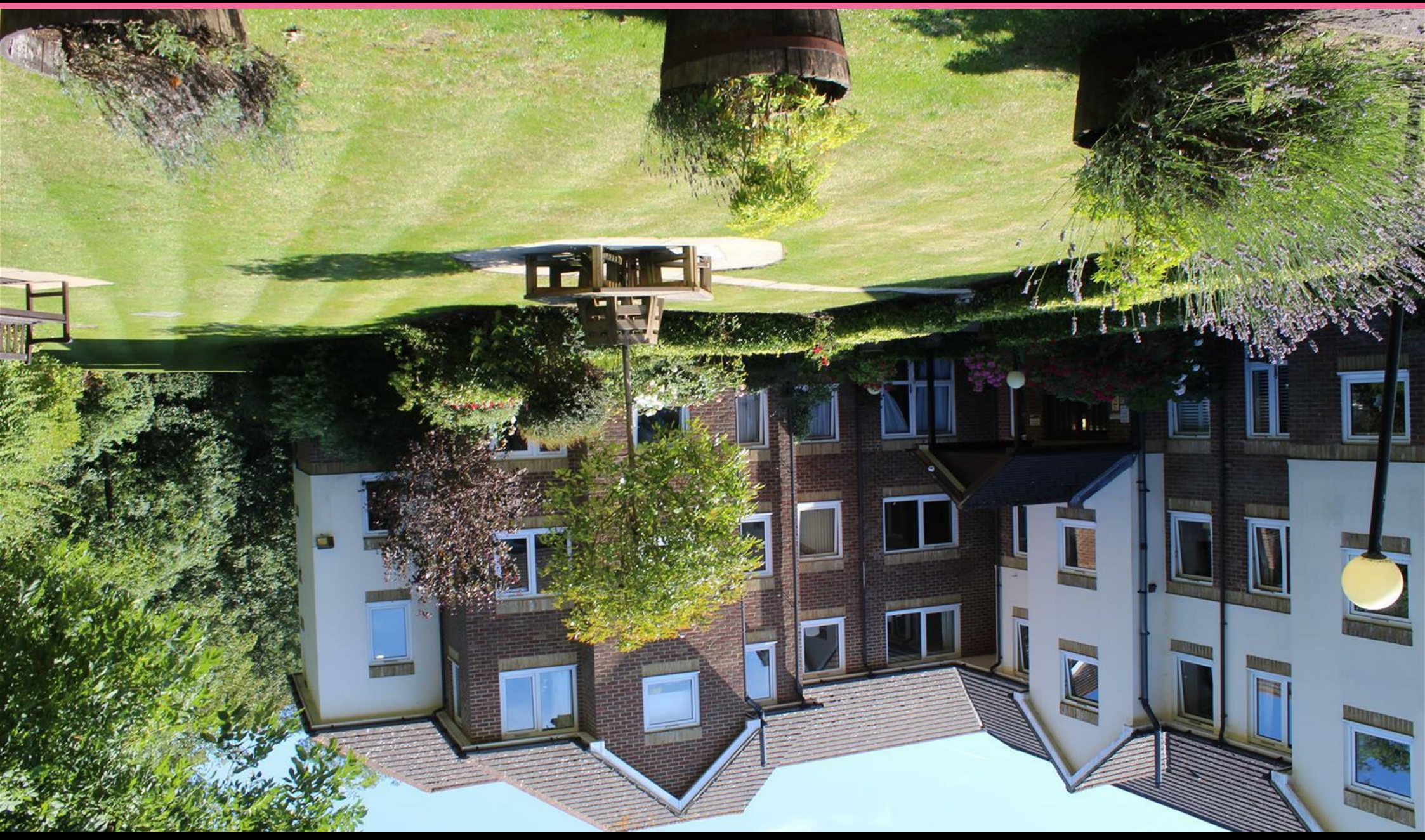
ANDREW WARD EST 1988
ESTATE AGENTS

Asking Price £379,500 | Leasehold

FLAT 10, LIVINGSTONE COURT CHRIST CHURCH LANE, BARNET EN5 4PL





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Disclaimer: "These property particulars, including floor plans, are set out as a general outline only for guidance and DO NOT constitute any part of an offer or contract. Any purchaser or other must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are given as approximate, no survey or testing of appliances has been carried out. No employee of Andrew Ward Estate Agents has the authority to make or give any representation or warranty in respect of the property."

All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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Property Overview

Introducing one of the most desirable ground-floor apartments within the sought-after Livingstone Court development, this well maintained two-bedroom flat occupies a prominent position. The property boasts a superb dual-aspect reception room, enjoying an abundance of natural light and offering direct access to the attractive wraparound communal gardens.The second bedroom has been thoughtfully redesigned and can be enjoyed as a dining/living room. Livingstone Court was built in 1993 by renowned developers McCarthy Stone and is generally regarded as the premier retirement development in Barnet and is close to all the amenities of Barnet town centre including a walkway leading to Waitrose. It is a condition of the purchase that residents are over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.









Property Features

- LOUNGE - 17'16" X 10'12"
- KITCHEN - 8'11" X 5'8"
- ELECTRIC HEATING
- HOUSE MANAGER
- RESIDENT'S LOUNGE
- BEDROOM 1 - 16' 4" X 9'6"
- BEDROOM 2 - 16'5" X 7'11"
- BATHROOM - 6'8" X 5'4"
- LIFT
- DIRECT ACCESS TO GARDEN

Agents Notes

Further benefits include residents' lounge, laundry room, emergency intercom, double glazed windows, electric heating, 24 hour care line, and is offered chain free.

We understand the lease remaining: 92 Years

Service Charge Approximately: £5,150.00 p.a
Ground Rent Approximately: £576.00 p.a

Council tax band: E