



Bedroom



Bathroom



1 Bedroom Retirement Flat in GOODWIN COURT on the First Floor overlooking communal gardens at the rear. Emergency pull cords in all rooms, Extra care optional, 2 in-block lifts, Juliette balcony. Also offering Communal TV Room Garden Room & Restaurant, Allocated off-street parking, Hairdressing facilities, Short walk to East Barnet shops, restaurants, Oak Hill park & local bus routes. CHAIN FREE

1 Bedroom Retirement Flat in GOODWIN COURT on the First Floor overlooking communal gardens at the rear. Emergency pull cords in all rooms, Extra care optional, 2 in-block lifts, Juliette balcony. Also offering Communal TV Room Garden Room & Restaurant, Allocated off-street parking, Hairdressing facilities, Short walk to East Barnet shops, restaurants, Oak Hill park & local bus routes. CHAIN FREE

ENTRANCE HALL:

Coving to ceiling, carpet, storage cupboard, and emergency pull cord.

LOUNGE: *14' 09" x 11' 08" (4.50m x 3.56m)*

Double glazed window to side aspect, Juliette balcony, carpet, emergency pull cord.

KITCHEN: *9' 06" x 8' 07" (2.90m x 2.62m)*

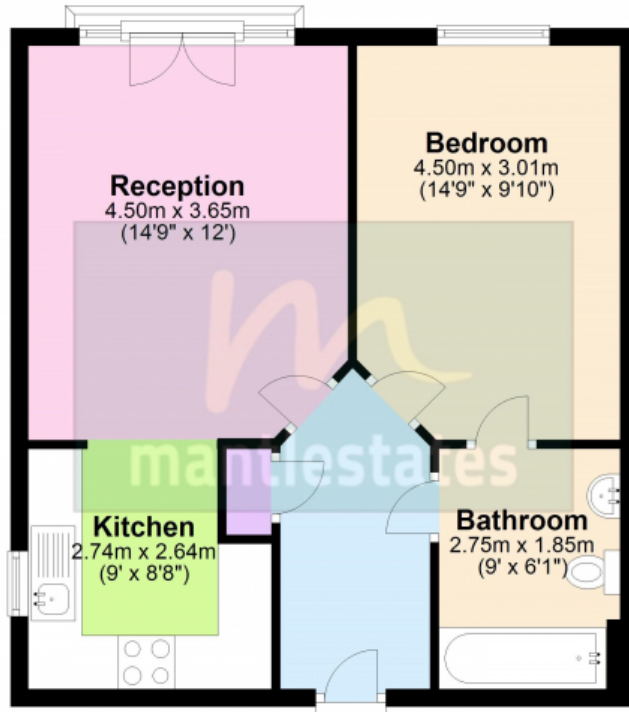
Double glazed window to side aspect, wall and base units, electric hob, electric oven, extractor, fitted fridge freezer, washing machine, dishwasher, emergency pull cord.

BEDROOM: *14' 09" x 10' 00" (4.50m x 3.05m)*

Double-glazed window to rear aspect, carpet, emergency pull cord.


BATHROOM:


Wash hand basin, low-level flush water closet, panel bath with shower, part tiled walls, tiled floor, emergency pull cord.



Total area: approx. 47.9 sq. metres (515.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or representation. The floor plan is for illustrative purposes only and should be used as such by any prospective Purchaser.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
		82	82

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	
		85	85

