



Offers in excess of £410,000
WEST CLOSE, Cockfosters, EN4



 2
Bedrooms

 1
Bathroom

2A Church Hill Road, East Barnet, EN4 8TB | info@mantlestates.com

0208 275 1555





Mantlestates are pleased to offer this VERY WELL PRESENTED TWO BEDROOM FIRST FLOOR MAISONETTE with well-proportioned rooms & ULTRA MODERN KITCHEN, BATHROOM & laminated flooring. Double Glazed & GCH, Very well situated to Cockfosters Tube (Piccadilly Line), shopping facilities & restaurants. Very well located to M25 & walking distance to Trent Park. Ideal for first time buyers & Investors. MUST BE SEEN.

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ENTRANCE HALL:

Laminated flooring, carpet.

FIRST FLOOR LANDING:

Laminated flooring, storage cupboards x 2, loft access (fully boarded & lighting)

BATHROOM:

Double glazed window to front aspect, panel bath with mixer tap and shower attachment, free-standing wash hand basin with mixer tap in vanity unit, low-level flush water closet, radiator, tiled walls, tiled flooring, extractor.

KITCHEN: 11'04" x 7'09"

Double glazed window to rear aspect, wall and floor standing kitchen units, electric hob, electric oven, extractor hood, sink drainer with mixer tap, plumbed for washing machine, plumbed for dishwasher, gas central heating boiler, tiled walls, tiled flooring.

REAR BEDROOM: 12'06" x 11'00"

Double glazed window to rear aspect, laminated flooring, wall to wall fitted wardrobes, coving to ceiling, radiator.

FRONT BEDROOM: 11'05" x 8'07"

Double glazed window to front aspect, storage cupboard, laminated flooring, radiator.

LOUNGE: 16'04" into bay window x 11'00"

Double glazed window to front aspect, laminated flooring, radiator, coving to ceiling.

EXTERNAL:

SECLUDED SIDE COURTYARD: 28'092 x 14'00 Paving slabs, covered area.

FRONT GARDEN: Shingled.

LEASE TERM REMAINING: 92 years - 125 years from 24th June 1988

GROUND RENT: £120 per year **SERVICE CHARGE:** Building Insurance