



36 LIVINGSTONE COURT, CHRISTCHURCH LANE, HADLEY  
Asking Price £199,950 | Leasehold



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INDEPENDENT ESTATE AGENTS COVERING NORTH LONDON TO SOUTH HERTS

Contact us for more details

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## Property Overview

An extremely spacious and recently redecorated one bedroom second floor retirement flat, which enjoys a lovely aspect over the side gardens. Livingstone Court is generally regarded as the premier retirement development in the Barnet area, being close to the amenities at Barnet town centre.

## Agents Notes

The property benefits from a lovely dual aspect double bedroom, lounge, kitchen, bathroom, together with beautifully maintained landscaped communal gardens. Lease approx. 101yrs unexpired, Service Charge approx. £2,150p.a., Ground Rent approx. £511p.a. Council Tax Band: D

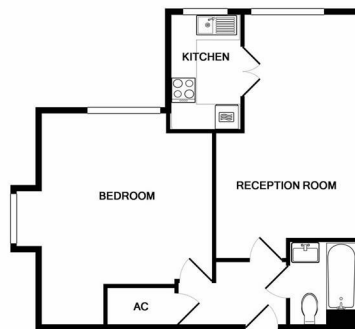
## Location

Christ Church Lane is located directly off High Street, Barnet (A1000) and is just a short level walk away to the shopping facilities at Barnet Town Centre and pleasant walks over Hadley Green.

## Property Features

- LOUNGE: 17'10" / 19'4" x 11'5" / 9'0"
- BEDROOM: 14'4" / 17'8" x 13'8" / 15'10"
- DOUBLE GLAZING
- RESIDENT'S LOUNGE
- LIFT
- KITCHEN: 9'0" x 5'8"
- BATHROOM
- ELECTRIC HEATING
- RESIDENT HOUSE MANAGER
- RESIDENT'S PARKING

## Floor Plan



TOTAL APPROX. FLOOR AREA 551 SQ.FT. (51.2 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Our Offices

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