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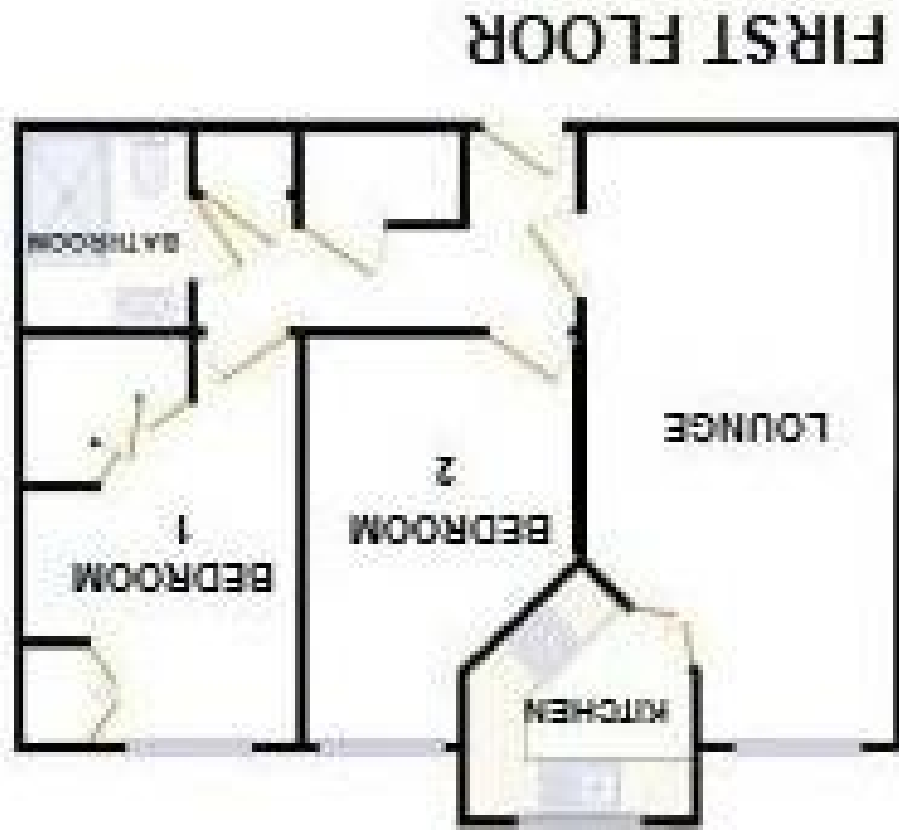
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All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.



17 LIVINGSTONE COURT, CHRISTCHURCH LANE, HADLEY GREEN EN5 4PL

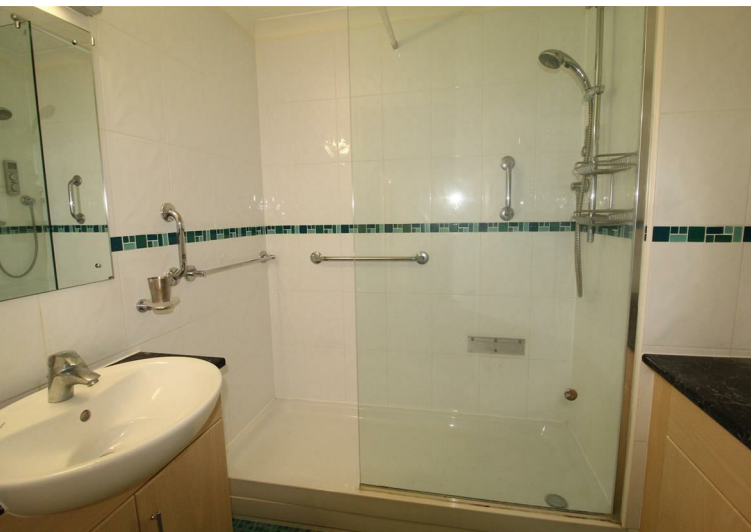
Offers In Excess Of £300,000 | Leasehold





## Property Overview

A very well presented two bedroom first floor flat, which enjoys views over the communal landscaped gardens to the front of the development. Livingstone Court is generally regarded as the premier retirement development in the Barnet area, being close to all the amenities of Barnet town center. COUNCIL TAX BAND: E



## Property Features

- LOUNGE: 21'0" x 10'9" > 6'8"
- KITCHEN: 7'8" x 7'2"
- ELECTRIC HEATING
- RESIDENT MANAGER
- RESIDENT'S LOUNGE
- BEDROOM 1: 13'10" x 9'3"
- BEDROOM 2: 13'11" x 9'1" < 5'1"
- BATHROOM
- DOUBLE GLAZED WINDOWS
- LIFT

## Agents Notes

The property benefits from a 21ft reception room. Two bedrooms (one double) New carpets have been fitted throughout. The bathroom boasts a walk in shower. We understand the property has circa. 99 years remaining on the lease. Service Charge: Approx. £3,988.58p.a. Ground Rent: £288.12 p.a.