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



2 LIVINGSTONE COURT, CHRIST CHURCH LANE, BARNET EN5 4PL

Guide Price £350,000 | Leasehold





## Property Overview

Located in the highly sought after development of Livingstone Court built in 1993 by renown developers McCarthy & Stone is this two bedroom ground floor retirement apartment which is in close proximity to The Spires Shopping Centre.

The property comprises of a spacious 20ft reception room that has direct access to the front of the development, a separate modernized kitchen featuring John Lewis oven and Neff induction hob, a separate shower room with large shower tray and two double bedrooms both with fitted wardrobes.

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 - 10'8 x 20'9
- KITCHEN - 7'7 x 7'11
- BATHROOM - 6'8 x 5'5
- RESIDENTS LOUNGE
- BEDROOM 1 - 9'4 x 13'8
- BEDROOM 2 - 9'2 x 13'8
- LIFT
- HOUSE MANAGER

## Agents Notes

Further benefits include residents' lounge, laundry room, emergency intercom, double glazed windows, electric heating, 24 hour care line, and is being sold chain free. We understand the lease remaining: Circa. 95 years  
Service Charge Approximately: Circa. £4,515  
Ground Rent Approximately: Circa. £576  
Council tax band: E