

FLAT 10, LIVINGSTONE COURT CHRIST CHURCH LANE, BARNET EN5 4PL

Asking Price £379,500 | Leasehold

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Property Overview

Introducing one of the most desirable ground-floor apartments within the sought-after Livingstone Court development, this well maintained two-bedroom flat occupies a prominent position. The property boasts a superb dual-aspect reception room, enjoying an abundance of natural light and offering direct access to the attractive wraparound communal gardens.The second bedroom has been thoughtfully redesigned and can be enjoyed as a dining/living room. Livingstone Court was built in 1993 by renowned developers McCarthy Stone and is generally regarded as the premier retirement development in Barnet and is close to all the amenities of Barnet town centre including a walkway leading to Waitrose. 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 - 17'16" X 10'12"
- KITCHEN - 8'11" X 5'8"
- ELECTRIC HEATING
- HOUSE MANAGER
- RESIDENT'S LOUNGE
- BEDROOM 1 - 16' 4" X 9'6"
- BEDROOM 2 - 16'5" X 7'11"
- BATHROOM - 6'8" X 5'4"
- LIFT
- DIRECT ACCESS TO GARDEN

Agents Notes

Further benefits include residents' lounge, laundry room, emergency intercom, double glazed windows, electric heating, 24 hour care line, and is offered chain free.

We understand the lease remaining: 92 Years

Service Charge Approximately: £5,150.00 p.a
Ground Rent Approximately: £576.00 p.a

Council tax band: E



Contact us

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

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