



## TAVERNERS LODGE, COCKFOSTERS ROAD, COCKFOSTERS, EN4

Welcome to Taverners Lodge, a charming property located on Cockfosters Road in the sought-after area of Cockfosters, EN4. This delightful flat boasts a spacious reception room, perfect for entertaining guests or relaxing after a long day. With two double bedrooms and two bathrooms, there is ample space for a small family or professionals looking for extra room. It is almost 1,000 sq. ft.

Built in 2002, this property offers modern amenities while maintaining a classic appeal. The welcoming circular hallway leads to all rooms, providing a seamless flow throughout the flat. The larger than average 1st-floor flat is situated in an attractive block, adding to the overall appeal of the property. It has a Share of Freehold, Communal Gardens, Entry Phone System and a Lift.

Convenience is key with secured parking available for one vehicle, making trips to the shops or commuting a breeze. Additionally, being only a 2-minute walk to shops and buses, this flat offers both comfort and accessibility.

Don't miss the opportunity to make this lovely flat your new home. Book a viewing today and experience the charm and convenience Taverners Lodge has to offer.



### ACCOMMODATION

- \* COMMUNAL ENTRANCE HALL \* OWN ENTRANCE HALL \* SPACIOUS RECEPTION ROOM \*
- FITTED KITCHEN \* 2 VERY GENEROUS BEDROOMS \* 2 BATHROOMS - 1 EN SUITE TO THE
- MASTER BEDROOM \* COMMUNAL GARDENS TO FRONT & REAR \* SECURED OFF STREET
- PARKING \*
- \* SERVICES: ELECTRIC CENTRAL HEATING \* FEATURES: DOUBLE GLAZING \* ENTRYPHONE
- SYSTEM \* LIFT \*

**PRICE: £525,000 LEASEHOLD - SHARE OF FREEHOLD**

**ENTRANCE HALL: 13'9 x 12' max points (4.19m x 3.66m max points)**  
**Almost Circular in Design with Rooms Off.**



**RECEPTION ROOM: 20' x 12'10 (6.10m x 3.91m )**  
**With Double Glazed Window to Front, Double Doors to Hallway, Electric Dimplex Heater, Fitted Carpet, Double Doors to Kitchen.**



**FITTED KITCHEN: 12'10 x 7' (3.91m x 2.13m)**

**Fitted on 3 Sides, with Floor & Wall Units, Integrated Fridge/Freezer, Microwave Oven, Eye Level Oven, Ceramic Hob with Extractor Over, Inset Sink with Mixer Taps, Black Quartz Worktops, Tiled Splashback, Oak Flooring, Spotlights.**



**BEDROOM 1 20' x 11'1 (6.10m x 3.38m)**

**Double Glazed Window to Front, Fitted Carpet, Fitted Wardrobes and Dresser. Dimplex Electric Thermostatic Radiator, Door to:**



**EN-SUITE SHOWER ROOM**  
**Walk in Shower, Wash Hand Basin, Low Flush WC., Chrome Heated Towel Rail.**



**BEDROOM 2: 17'9 x 11'3 (5.41m x 3.43m)**

**Double Glazed Window to Front, Fitted Carpet, Fitted Wardrobes & Dresser, Dimplex Electric Thermostatic Radiator.**



**MAIN BATHROOM: 8'6 x 6'2 (2.59m x 1.88m)**

**Panelled Bath with Thermostatic Shower and Mixer Tap, Wall Mounted Basin with Mirrored Cabinet Above, Low Flush WC., Half Tiled Walls and Tiled Flooring. but Fully Tiled to Bath Area.**



**SECURED OFF STREET PARKING:**

**Approached Via Electronic Wrought Iron Security Gates. Secured Side Entrance to Block Leading to Stairs & Lift.**



**FURTHER ASPECT OF FRONT OF BLOCK:**

**COMMUNAL GARDENS: PIC 1**



**COMMUNAL GARDENS: PIC 2**



**ENTRANCE TO BLOCK: PIC. 1**

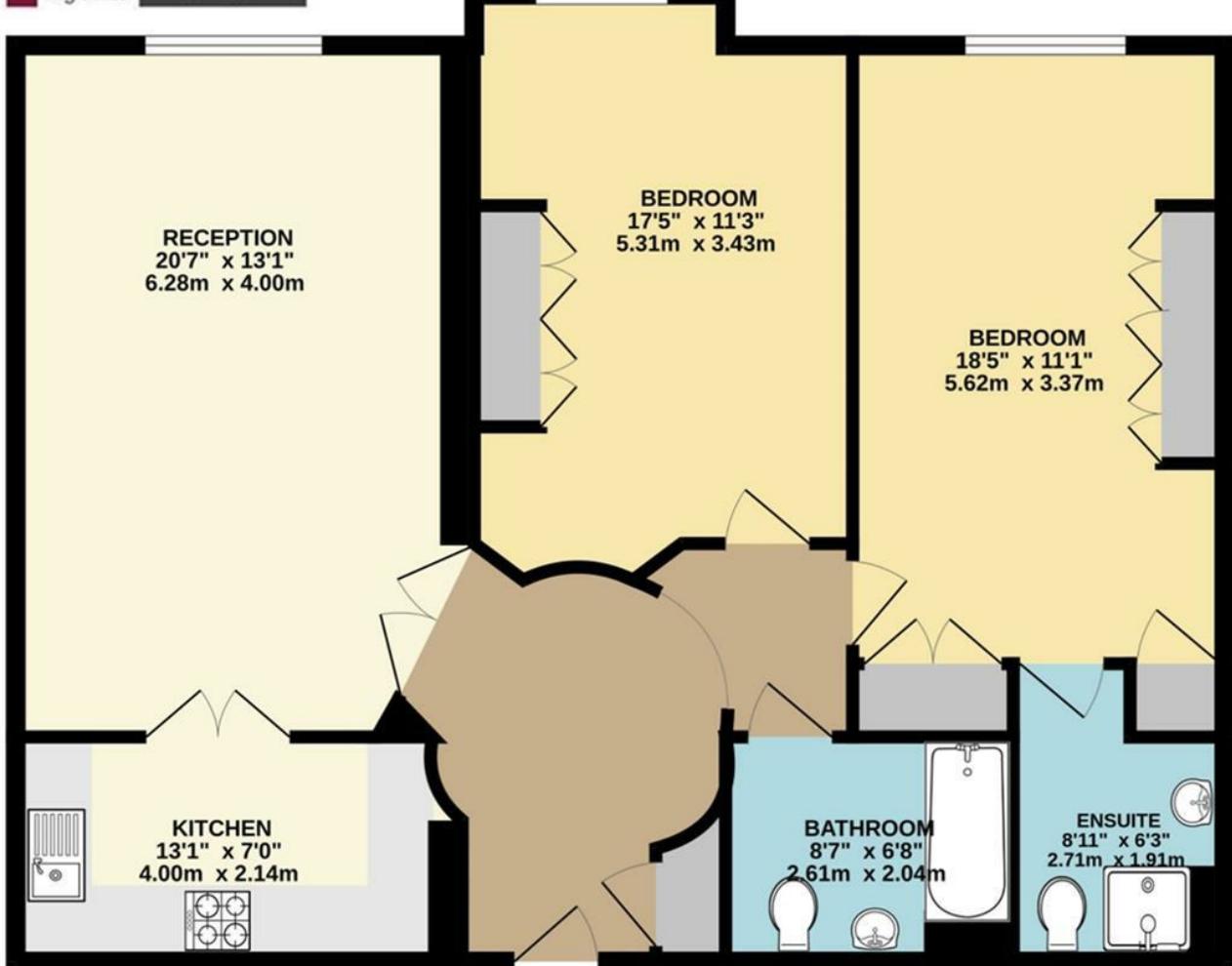


**ENTRANCE TO BLOCK: PIC. 2**



**FRONT GARDEN OF BLOCK:**





TOTAL FLOOR AREA : 972 sq.ft. (90.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	86	78

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.