



## **BOURNEGATE COURT, EBONY CRESCENT, COCKFOSTERS, EN4**

OFFERED IN 'SHOW HOUSE' CONDITION AND ON THE UPPER GROUND FLOOR OF A RECENTLY BUILT BLOCK, IS A 2 DOUBLE BEDROOM LUXURY APARTMENT WITH A 27'6 X 11'4 RECEPTION ROOM WITH OPEN PLAN LUXURY FITTED KITCHEN, COVERED BALCONY AND SHUTTERS. THE MODERN BATHROOM IS LARGER THAN AVERAGE AND THERE ARE COMMUNAL GARDENS.

Situated in this Popular Development in Cockfosters, and on Southgate Borders. Accessible to Piccadilly Line Tube, Shops, Restaurants etc, whilst Buses are Virtually on the Doorstep. In the Catchment for Good Schools.

An Internal Viewing is Highly Recommended. Offered Chain Free.



### **ACCOMMODATION**

\* COMMUNAL ENTRANCE HALL \* OWN SPACIOUS ENTRANCE HALL \* 27'6 X 11'4 RECEPTION ROOM WITH OPEN PLAN LUXURY FITTED KITCHEN, SHUTTERS & DOOR TO COVERED BALCONY \* 2 DOUBLE BEDROOMS \* LARGE MODERN BATHROOM \* BALCONY WITH SUNNY ASPECT \* COMMUNAL GARDENS \*

\* ELECTRIC CENTRAL HEATING SYSTEM \* FEATURES: DOUBLE GLAZING, BALCONY \*

**PRICE: £425,000 LEASEHOLD**



**SPACIOUS ENTRANCE HALL: 8'11" x 7'8" (2.72 x 2.34)**

**Solid Front Door with Peep Hole, 2 Storage Cupboards, 1 with Plumbing for a Washing Machine. Laminate Flooring. Access to All Rooms.**



**RECEPTION ROOM: PIC. 1 27'6 x 11'4 (8.38m x 3.45m)**

**Spacious Enough for a Seating & Dining Area. Laminate Flooring, Radiator, Full Width Window with Shutters, Door to Balcony.**





**RECEPTION ROOM: PIC. 2**  
**Different Aspect Showing Open Plan Luxury Fitted Kitchen.**



**OPEN PLAN LUXURY FITTED KITCHEN::**

**Well Planned and Fitted, with Floor & Wall Units and Granite Worktops. Offered in Show House Condition. Single Inset Stainless Steel Sink with Mixer Taps, AEG Induction Hob with Extractor Over, AEG Eye Level Double Oven, Integrated Appliances Including Fridge/Freezer, Dishwasher and Washer/Dryer. Laminate Flooring.**





**BEDROOM 1: 12'8 x 12'3 (3.86m x 3.73m)**  
**Fitted Wardrobe with Sliding Mirror Doors, Double Glazed Window to Side of Block, Radiator.**



**BEDROOM 2: 12'8 x 8'4 (3.86m x 2.54m)**  
**Double Glazed Window to Side of Block, Radiator.**





**LARGE LUXURY BATHROOM: 8'10" x 7'2" (2.70 x 2.20)**

**Fully Tiled with Panelled Bath, Glass Screen, Shower, Wash Hand Basin with Mixer Taps, Built in Low Flush WC.**



**LONG BALCONY OVERLOOKING THE COMMUNAL GARDENS: 20'8 x 4'9 (6.30m x 1.45m)**

**With Decking and Wrought Iron Balustrades. Overlooking Communal Gardens and with a Sunny Aspect. Covered Area.**





### **COMMUNAL GARDENS:**

**Communal Gardens, Mainly Laid to Lawn - Between Bournegate Court and Olivia Court. There is a Children's Playground nearby. as well a Further Communal Gardens Between the Blocks.**



### **ENTRANCE TO BLOCK:**

**Attractive Placard, Glass Entrance Doors, Entry Phone System.**





**Kitchen/Living/Dining**

8.43m x 3.50m

27'6" x 11'4"

**Bedroom 1**

3.91m x 3.76m

12'8" x 12'3"

**Bedroom 2**

3.91m x 2.58m

12'8" x 8'4"

**Balcony**

6.31m x 1.45m

20'8" x 4'9"

**Total Area**

**75.4 sq m**

**812 sq ft**



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	86	86
EU Directive 2002/91/EC		

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.

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