



## BRAEMORE COURT COCKFOSTERS ROAD, COCKFOSTERS,

AN IDEAL OPPORTUNITY TO RENT THIS BRIGHT, SPACIOUS, VERY WELL PRESENTED PURPOSE BUILT FIRST FLOOR TWO BEDROOM MANSION STYLE APARTMENT WITH THE BENEFIT OF HAVING A FRONTAL ENTRANCE. THERE IS AN ATTRACTIVE LOUNGE/DINER WITH WOOD FLOORING, WELL FITTED LUXURY FITTED KITCHEN, MODERN BATHROOM, GAS CENTRAL HEATING, DOUBLE GLAZING & PLENTY OF STORAGE. THE PROPERTY IS SITUATED WITHIN CLOSE PROXIMITY OF COCKFOSTERS (PICCADILLY LINE) TUBE STATION, BUS ROUTES, TRENT PARK, LOCAL AMENITIES & THE MANY LOCAL RESTAURANTS THE AREA HAS TO OFFER.

AVAILABLE MID-LATE OCTOBER, SUBJECT TO GOOD REFERENCES AND ON AN UNFURNISHED BASIS.

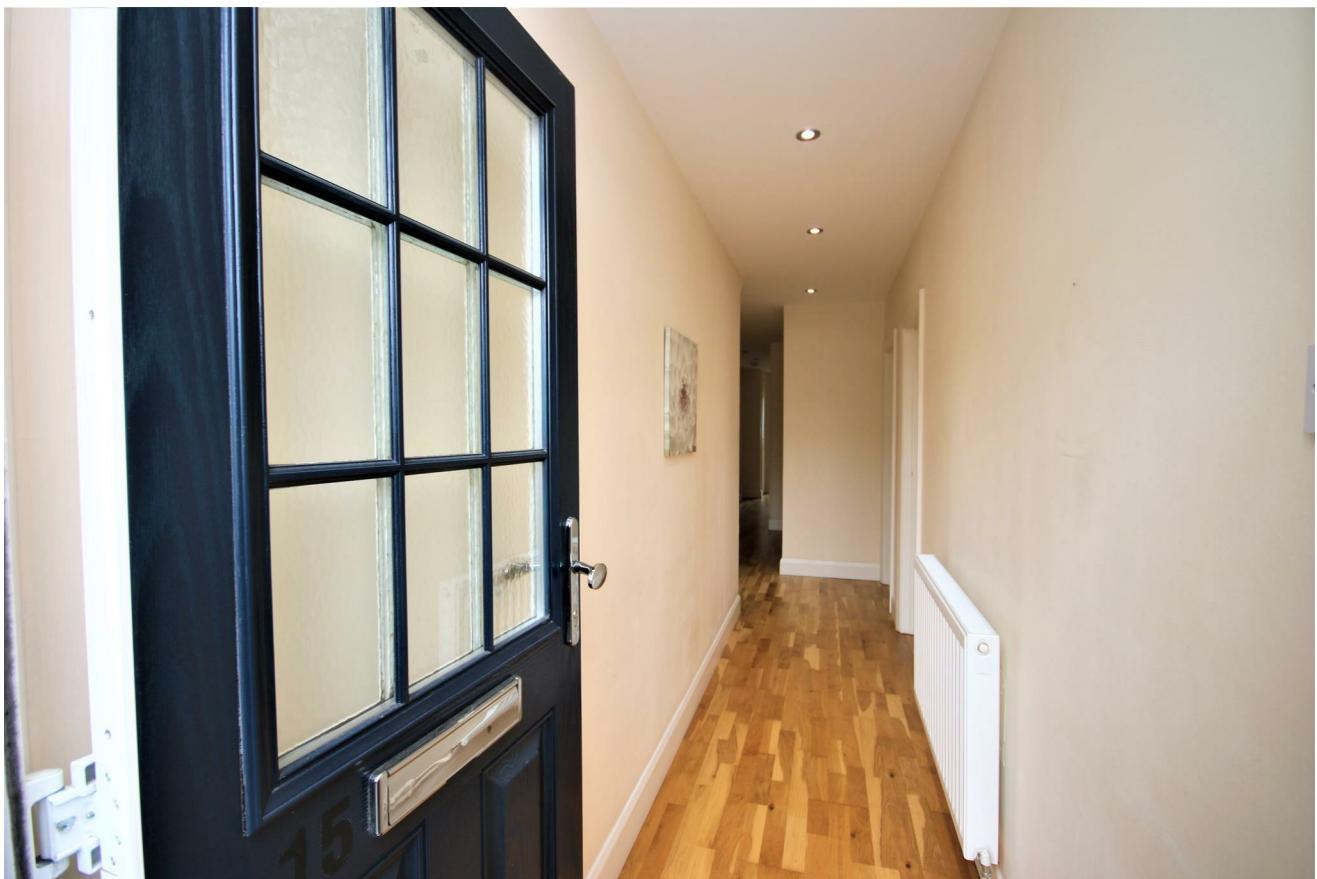


### ACCOMMODATION

ACCOMMODATION: \* ENTRANCE HALL \* ATTRACTIVE RECEPTION ROOM WITH WOOD FLOORING & DOUBLE GLAZED SASH WINDOWS \* 2 BEDROOMS \* NEWLY FITTED KITCHEN \* SHOWER ROOM \* SOME OUTSIDE SPACE \*

**PRICE: £1,500 PER CALENDAR MONTH**

**ENTRANCE HALL: PIC. 1**  
**Attractive Hallway, with Double Glazed Door, Wood Block Flooring.**



**ENTRANCE HALL: PIC. 2**



**RECEPTION ROOM:**

**Reception Room with Newly Laid Wood Block Flooring, 2 x Double Glazed Sash Windows to Front, Radiator. New Shutters to be Fitted.**



**RECENTLY FITTED KITCHEN/DINER: PIC. 1**  
**Floor & Wall Units. Double Glazed Window to Rear + Door to Rear.**



**RECENTLY FITTED KITCHEN/DINER:**



**BEDROOM 1:**  
**Wood Flooring, Radiator, Double Glazed Window, Fitted Wardrobes.**



**BEDROOM 2:**  
**Double Glazed Window to Side, Wood Flooring, Radiator.**



**BATHROOM:**

**Large Walk in Shower with Glass Screen, Low Flush WC., Pedestal Wash Hand Basin with Mixer Taps. Double Glazed Window to Side.**



## Awaiting Floor Plan

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		

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.

