



OLIVIA COURT, EBONY CRESCENT, COCKFOSTERS, EN4

A BRIGHT, SPACIOUS, WELL PRESENTED & DOUBLE GLAZED 1 DOUBLE BEDROOM & 1 BATHROOM SECOND FLOOR LUXURY APARTMENT BEING PART OF A RECENTLY BUILT DEVELOPMENT. THERE IS A SPACIOUS LOUNGE/DINER & A WELL FITTED LUXURY KITCHEN. This Particular Apartment Has a SUNNY ASPECT BALCONY & AN OPEN OUTLOOK TO FRONT. This Attractive Block is Serviced by an Entry Phone System and is accessed via a Lift to All Floors. There are Communal Gardens. A Play Area & Guest Parking by use of Parking Permits. Bolingbroke Park is a well-designed and leafy development of Luxury Apartments & Town Houses. Conveniently Located for Cockfosters Tube Station (Picc. Line), Shops, Restaurants and Good Schools for All Ages. There are Various Bus Route with Connections to Barnet, Enfield, Southgate & Potters Bar.
Viewings Recommended.



ACCOMMODATION

*COMMUNAL ENTRANCE HALL * OWN ENTRANCE HALL *LOUNGE WITH OPEN PLAN LUXURY FITTED KITCHEN * ONE DOUBLE BATHROOM * MODERN BATHROOM SUITE * COMMUNAL GARDENS

* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING, BALCONY, LIFT *

PRICE: £350,000 LEASEHOLD

COMMUNAL ENTRANCE HALL:

Via Entry Phone System Leading to both Lift & Stairs to Second Floor.

RECEPTION ROOM: PIC. 1 28'07 x 11'6 (incl kitchen) (8.71m x 3.51m (incl kitchen))

Bright & Spacious Reception Room with Laminate Flooring, Full Height Double Glazed Window with Sunny Aspect, Spotlights, Radiator.



RECEPTION ROOM: PIC. 2

Different Aspect Showing Full Length of Reception Room & Luxury Fitted Kitchen



RECEPTION ROOM: PIC. 3
Further Aspect, Also Showing Double Glazed Door to Balcony.



SUNNY BALCONY & VIEW:
Good Sized with Decking, Wrought Iron Balustrades. Open Outlook with Views.



LUXURY FITTED KITCHEN:

Semi Open Plan with Reception Room, Modern Laminate Floor & Wall Units, Quartz Worktops, Inset Stainless Steel Sink with Mixer Taps, Integrated Appliances Including Eye Level Double Oven and Grill. Induction Hob with 4 Rings. Integrated Fridge/Freezer, integrated Dishwasher,



**BEDROOM: PIC. 1 12'9 plus fitted wardrobes x 10'9 (3.89m plus fitted wardrobes x 3.28m)
Double Bedroom with Double Glazed Window, Fitted Wardrobes with Sliding Mirrored Doors, Radiator.**



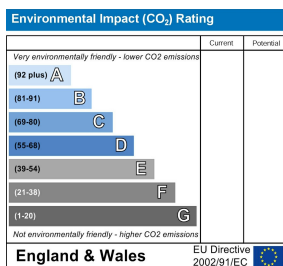
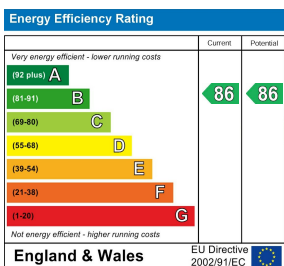
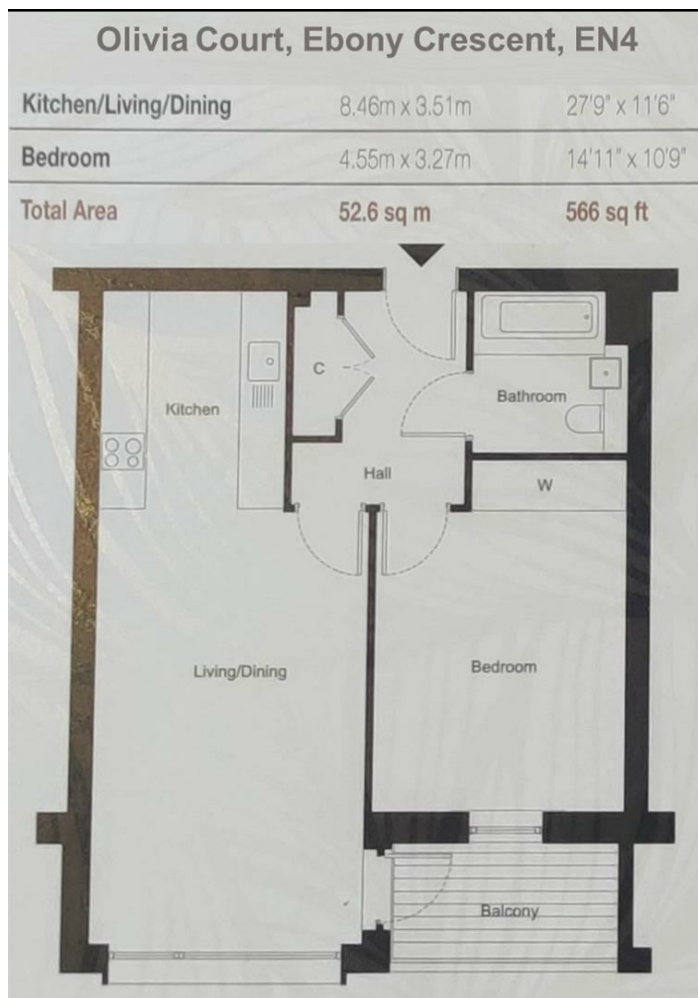
BEDROOM: PIC. 2
Different Aspect Showing Fitted Wardrobes.



LUXURY BATHROOM:

Modern Bathroom Suite Comprising Panelled Bath with Glass Shower Screen, Rain Shower and Hand Unit. Wash Hand Basin with Mixer Taps. Built in Low Flush WC. Ceramic Flooring. Chrome Heated Towel Rail. Fully Tiled Walls. Large Mirror. Spotlights.





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.