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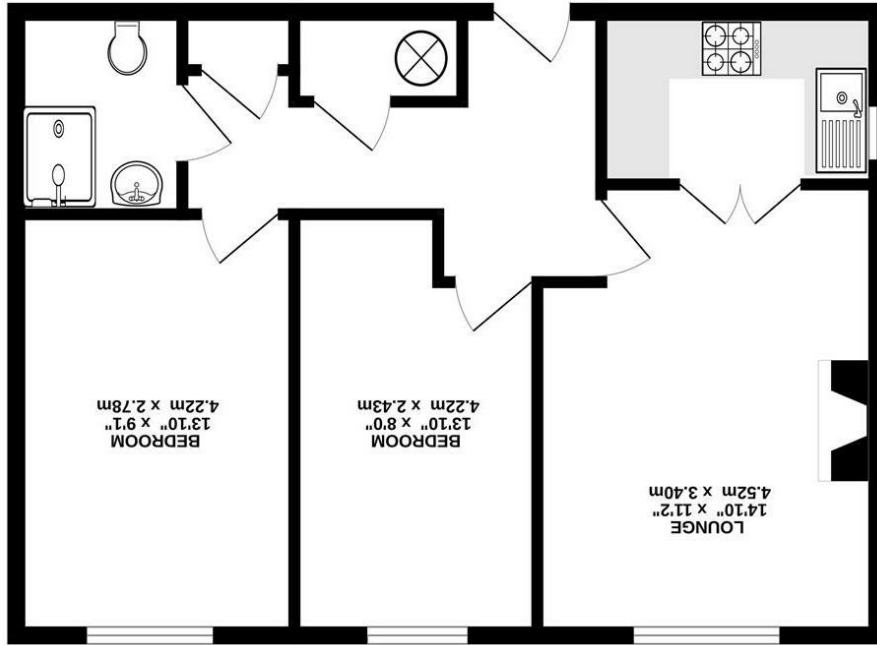
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**Our Offices**

**Contact us**



SECOND FLOOR  
 572 sq.ft. (53.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors or omissions. This plan is a planning purpose and should be used as such. No prospective purchaser should rely on this plan. The plan is for information only and does not constitute an offer. It is made with Microsoft Word.



38 LIVINGSTONE COURT CHRIST CHURCH LANE, BARNET EN5 4PL

Offers In Excess Of £300,000 | Leasehold



## Property Overview

Set in the highly sought after development of Livingstone Court and built in 1993 by renowned developers McCarthy & Stone is this two bedroom second floor RETIREMENT apartment which is in close proximity to the Spires shopping centre including Waitrose.

The property comprises of a bright and spacious dual aspect living room, modernized kitchen which includes Neff oven and hob, two double bedrooms and a shower room.

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

- RECEPTION ROOM - 14'10 X 11'4
- KITCHEN - 8'11 X 5'7
- BATHROOM - 6'9 X 5'5
- LIFT ACCESS
- PARKING
- BEDROOM 1 - 13'10 X 9'1
- BEDROOM 2 - 13'10 X 7'11
- RESIDENT MANAGER
- RESIDENT'S LOUNGE
- COMMUNAL GARDENS

## Agents Notes

Further benefits include residents' lounge, laundry room, emergency intercom, double glazed windows, electric heating, 24 hour care line, and is being sold chain free. We understand the lease remaining: 95 years  
Service Charge Approximately: £4,667.67  
Ground Rent Approximately: £576.24  
Council tax band: E