



Bentley Court, Whetstone, N20 0EA

Asking Price: £310,000

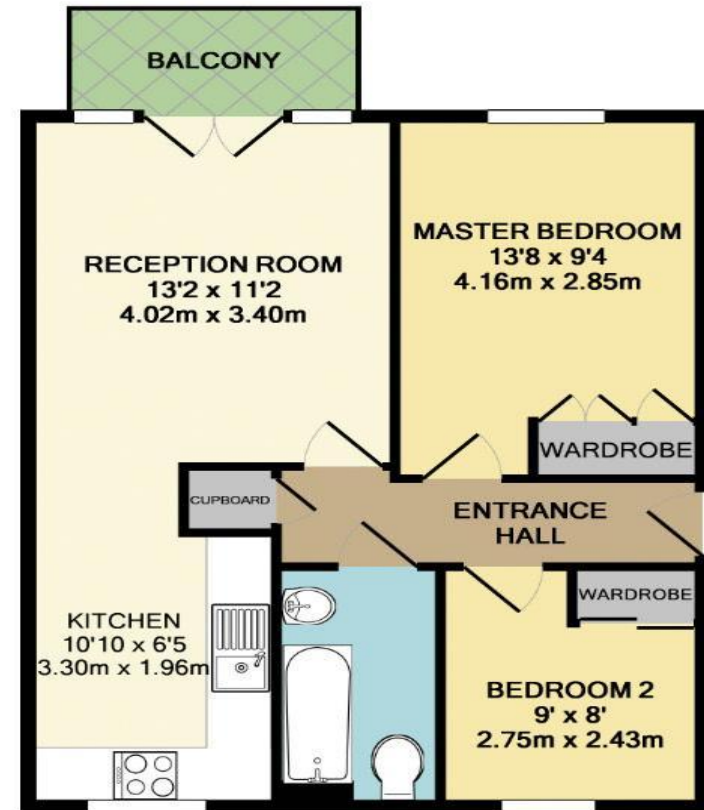
Leasehold

Bentley Court, Whetstone, N20 0EA

This purpose built, two bedroom ground floor flat, is offered for sale CHAIN FREE.

The property is located in a low rise gated development, situated equidistant of Totteridge & Whetstone and Arnos Grove Tube Stations, and with local shops including Tesco Express within a short walk.

- **CHAIN FREE**
- **GROUND FLOOR**
- **TWO BEDROOMS * MODERN BATHROOM/W.C**
- **LIVING ROOM * FITTED KITCHEN**
- **GAS CENTRAL HEATING * DOUBLE GLAZING**
- **RESIDENTS PARKING (NOT ALLOCATED)**
- **LEASE IN EXCESS OF 100 YEARS**
- **EPC C**
- **COUNCIL TAX BAND E**
- **PLEASE NOTE THAT PHOTOS WERE TAKEN PRIOR TO THE CURRENT TENANTS TAKING OCCUPATION**



TOTAL APPROX. FLOOR AREA 531 SQ.FT. (49.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

The agent has not checked any apparatus, fixtures or fittings or services and cannot verify they are in working order or fit for their purpose. Neither has the agent checked the legal documentation to verify the Freehold / Leasehold status of the property. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.