



**Sambrook Court, Cockfosters Road, EN4 0FN**













## **Sambrook Court**

Finished to a high standard is this spacious two double bedroom ground floor apartment set within a private gated development located on Cockfosters Road.

Offering a large hallway, well-proportioned kitchen/ living / dining room with integrated appliances, principle bedroom suite with en-suite shower room and dressing area with a range of fitted wardrobes. Second bedroom also with fitted wardrobes and family bathroom.

Externally, there is a large terrace to the rear and two allocated parking spaces. There is also a communal garden area.

Location: The property is ideally located within easy reach of Cockfosters tube station (Piccadilly line) and the wide variety of local shops on the parade.

Schools include Trent Primary school, Southgate Secondary school, JCOS and East Barnet School.







































Approximate Gross Internal Area 1045 sq ft - 97 sq m



DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. 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 only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.



# STATONS

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	86	86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Council Tax - G  
Local Authority - Enfield

## STATONS HADLEY WOOD

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