

Lightoller House, Bolingbroke Close, Cockfosters, Hertfordshire, EN4 9EQ



Lightoller House

Built within the last ten years to a high specification by Banner Homes, we are proud to offer for sale a 3 bedroom, 2 bathroom, 1 reception first floor apartment presented in immaculate condition throughout in this quiet, sought after area.

This luxury apartment features:

- * A Professionally Designed Contemporary Kitchen
- * En-suite to Main Bedroom
- * Separate Utility Room
- * Balcony Offering Peaceful Views
- * Bedroom 3/Study
- * Lift Access
- * OPUS Sound System Throughout
- * Allocated Parking for Two Cars
- * Secure Gated Compound

Approach: The development is accessed via a secure electronic gated entrance directly off Games Road, EN4 and the allocated parking is located immediately on the left-hand side.

Location: Games Road is located off Cockfosters Road, five minutes from Cockfosters Underground Station and within immediate proximity of the recently refurbished Gastro-pub The Cock Inn. You will also find an excellent parade of shops catering for your day to day needs within 0.5 miles of the apartment. However, the larger towns of Barnet and Enfield are within 5 miles, and both offer an extensive range of shopping amenities, restaurants, pubs and leisure facilities. The area is also home to a number of excellent golf courses.

Hadley Wood Station is just over a mile away and Junction 24 of the M25 is only a 5 minute drive giving easy commuter access.

















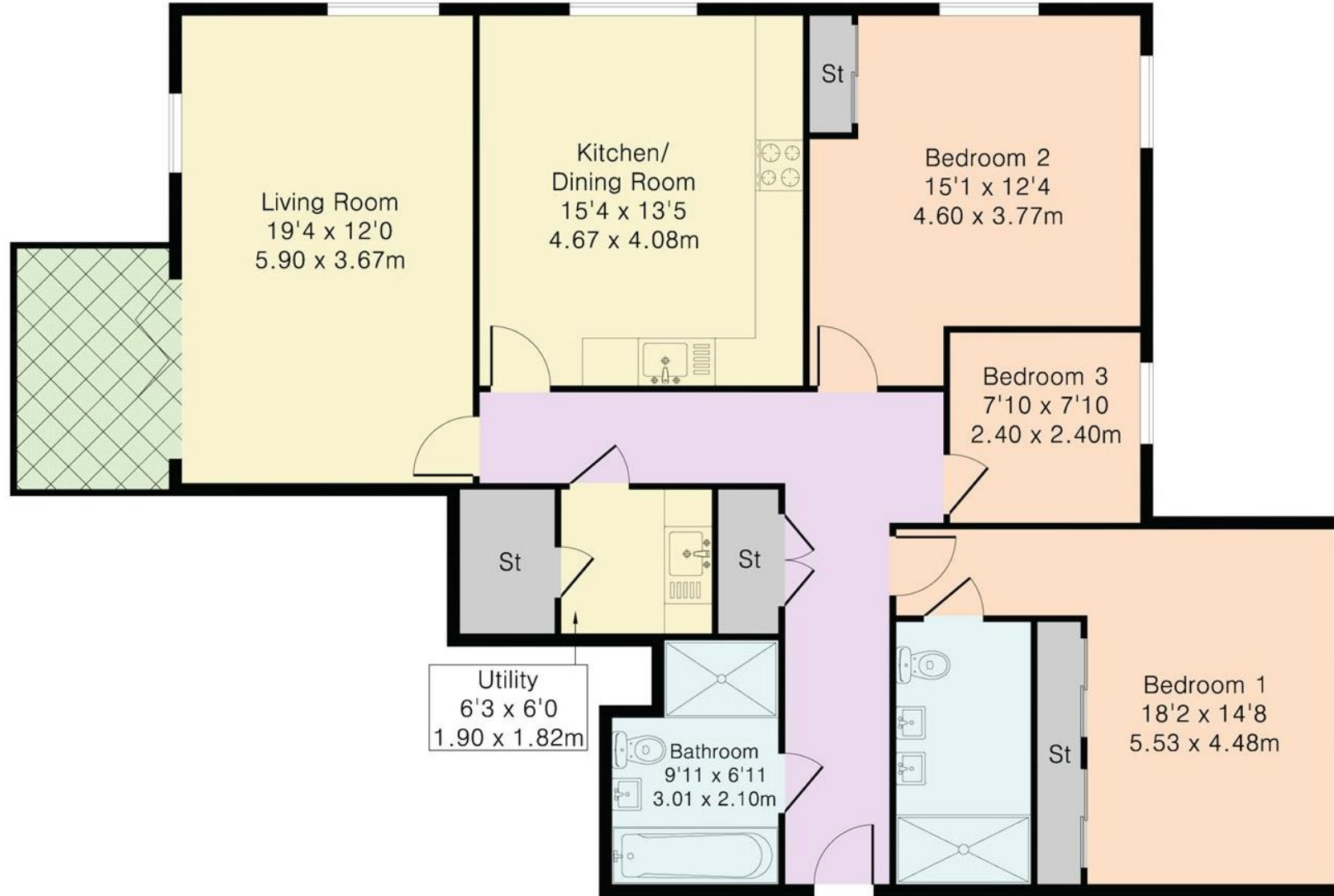








Approximate Gross Internal Area 1280 sq ft – 119 sq m



First Floor

STATONS

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	86	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<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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