



Cockfosters Road
Cockfosters, Barnet, EN4





Sambrook Court

Finished to a high standard is this spacious two double bedroom ground floor apartment set within a 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 terrace area, two allocated parking spaces and a communal garden.

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

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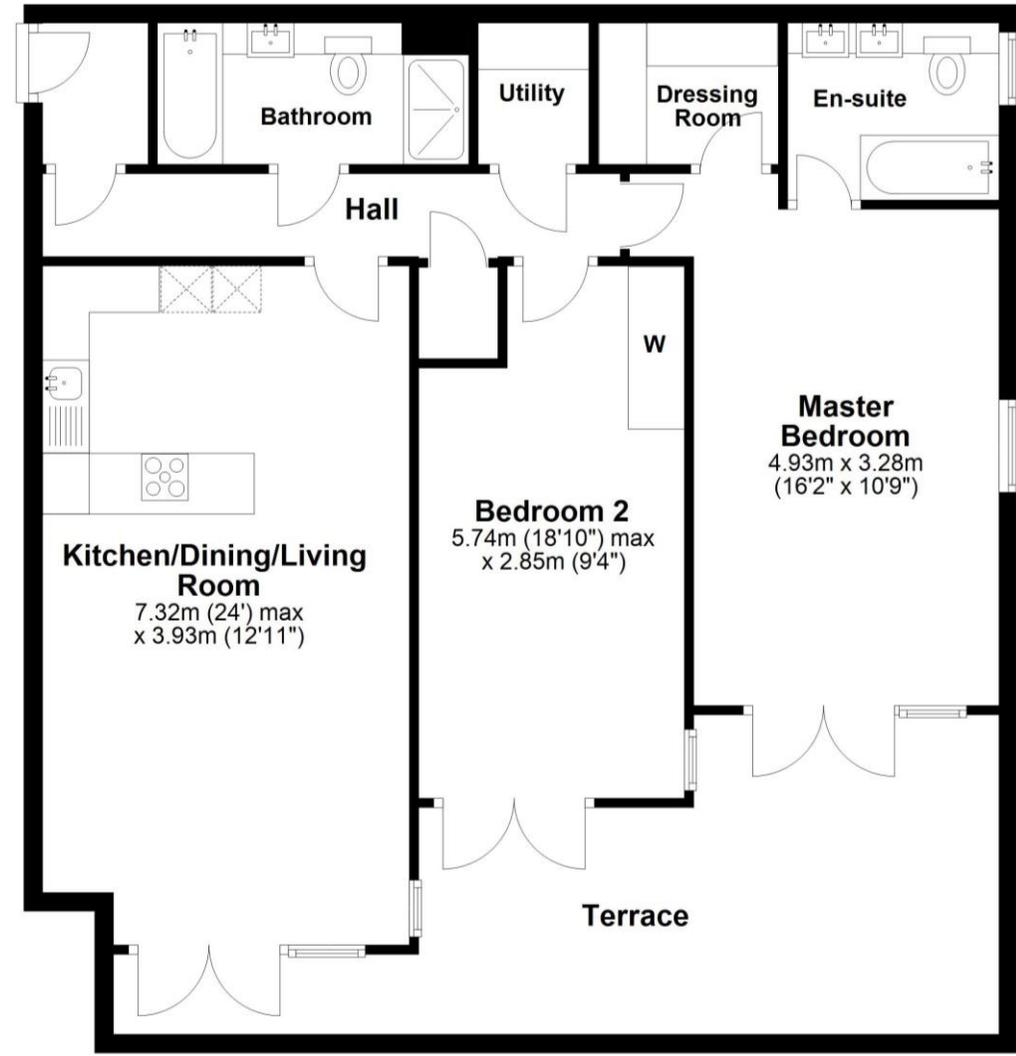






Council Tax: F
Local Authority: Enfield
Tenure: Leasehold
Service Charge: £1,547 per annum
Ground Rent: £500 per annum

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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