



Sandringham Gardens, North Finchley, N12

£350,000

 2 Bedrooms  1 Bathrooms  1 Reception



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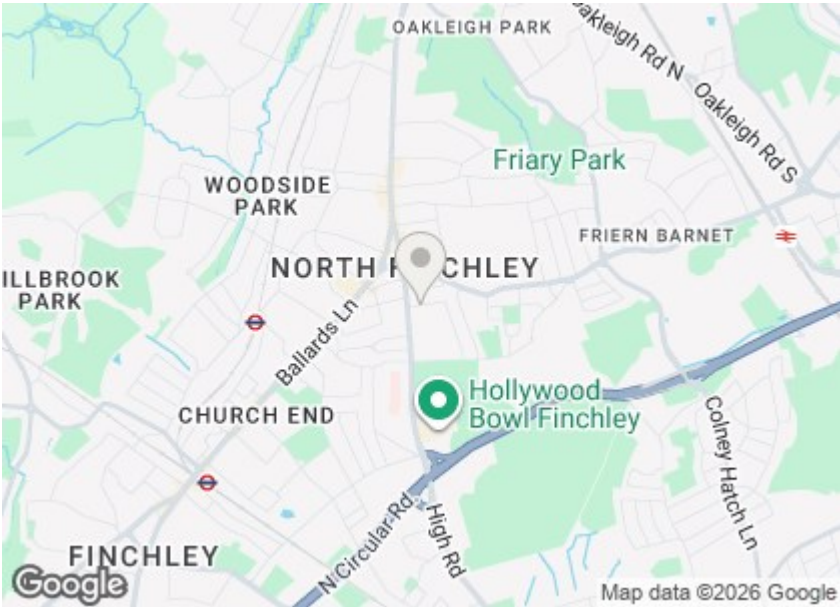
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## Key Features

- Retirement Flat
- Warden Assisted
- Ground Floor
- Two Bedrooms
- Chain Free
- Patio

## Other Information

Tenure: Leasehold  
Length of Lease: 90 Years  
Ground Rent: £100.00 P/A  
Service Charge: £2,740.00 P/A  
Council Tax Band: E



## Nearest Stations

|                          |           |
|--------------------------|-----------|
| West Finchley Station    | 0.6 miles |
| Woodside Park Station    | 0.7 miles |
| Finchley Central Station | 1.0 miles |

## Property Description

This warden-assisted property is thoughtfully designed to provide a comfortable and secure living environment for those seeking a peaceful retirement. Boasting two spacious bedrooms, this ground-floor residence offers the perfect blend of functionality and relaxation. Step inside to discover a modern kitchen, exquisitely designed to cater to your culinary needs. The open-plan layout seamlessly connects the kitchen to the inviting living area, creating a warm and inviting ambiance. The property's unique feature lies in its direct access to a charming patio, allowing residents to bask in the beauty of the outdoors and enjoy al fresco dining or leisurely strolls.

The property presents an exceptional opportunity for those seeking a hassle-free lifestyle, as it is offered chain-free. Residents can relish the convenience of a warden-assisted living arrangement, providing peace of mind and additional support whenever needed. Embrace the tranquillity and comfort of retirement living in this attractive property, perfectly suited for those looking to embark on a new chapter of their lives. To really appreciate the size, location and style an internal viewing is highly recommended via vendors main agents Adam Hayes Estate Agents.

| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             |         |           |
| 69-80                    | C             | 74   C  | 77   C    |
| 55-68                    | D             |         |           |
| 39-54                    | E             |         |           |
| 21-38                    | F             |         |           |
| 1-20                     | G             |         |           |

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## Floor Plan

Total floor area 74.8 sq.m. (805 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey, not tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.