

HUNTERS

RESIDENTIAL SALES AND LETTINGS

ARGENT COURT, LEICESTER ROAD, EN5 5FL
£1,600 PER CALENDAR MONTH

RESIDENTS PARKING ONLY

CK06 FMZ

*****PLEASE NOTE THAT THERE IS A MINIMUM AGE RESTRICTION OF 60 YEARS*****

This bright and spacious two bedroom retirement apartment was the show flat for Argent Court when the development was built by McCarthy & Stone in 2007.

Conveniently situated on the ground floor within easy reach of the communal lounge and laundry room this delightful flat benefits from a generous reception room with modern fitted kitchen. There is plenty of storage within the apartment with two large cupboards and fitted wardrobes to the master bedroom. The spacious bathroom is very well designed with a fully tiled shower cubicle and separate bath. This is a great opportunity to rent the best flat in the block so call now to book a viewing.

**AVAILABLE IMMEDIATELY
GROUND FLOOR RETIREMENT APARTMENT
TWO DOUBLE BEDROOMS
GOOD SIZE LOUNGE
MODERN FITTED KITCHEN
DOUBLE GLAZING
BATHROOM WITH SHOWER CUBICLE AND BATH
COMMUNAL LOUNGE AND LAUNDRY ROOM
COUNCIL TAX BAND E - £2,244.20
EPC BAND C – 80**

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Reference to the Tenure of a Property is based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor.



99 Russell Lane
Whetstone
N20 0BA
020 8368 7138

www.hunters-whetstone.co.uk

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

764 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA : 764 sq.ft. (71.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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