



## PARK ROAD, NEW BARNET, EN4

A bright & spacious southerly-facing first-floor flat purpose built boasting a 15ft reception room, two double bedrooms, a shower room with a large shower cubicle and a modern fitted kitchen. Additionally, you'll find the convenience of an entry phone system, gas central heating, double glazing and a garage

The property is offered with a share of freehold as well as a very long lease (946 yrs lease) and is situated in a purpose-built development with communal garden, general off-street parking on a first come first served basis, and a garage en-bloc.

Being located on Park Road, it is well located for local bus links & is equidistant to Cockfosters High Road & East Barnet High Street known for their shopping and transport amenities. Ideal for first time buyers or investors.



### ACCOMMODATION

\* PURPOSE BUILT FLAT \* SPACIOUS ENTRANCE HALL \* 15FT LOUNGE \* SEPARATE FITTED KITCHEN \* TWO DOUBLE BEDROOMS \* SHOWER ROOM \* COMMUNAL GARDENS \* GARAGE EN-BLOC \* GENERAL OFF STREET PARKING \*

\* SERVICES: GAS CENTRAL HEATING \* FEATURES: DOUBLE GLAZING \* ENTRY PHONE \*

**PRICE: £349,000 LEASEHOLD - SHARE OF FREEHOLD**



**LOUNGE 14'11 x 12'11 (4.55m x 3.94m)**

**With its double glazed window to the front, this room is well-sized to accommodate lounge & dining furniture, carpeted floors and neutrally decorated walls, radiator & door to the kitchen.**



**FITTED KITCHEN 10'11 x 5'11 (3.33m x 1.80m)**

**The kitchen has a window to the side and is fitted with oak effect wall and base units to 3 walls, laminate worktops with stainless single drainer sink, tiled splashbacks and a vinyl floor.**

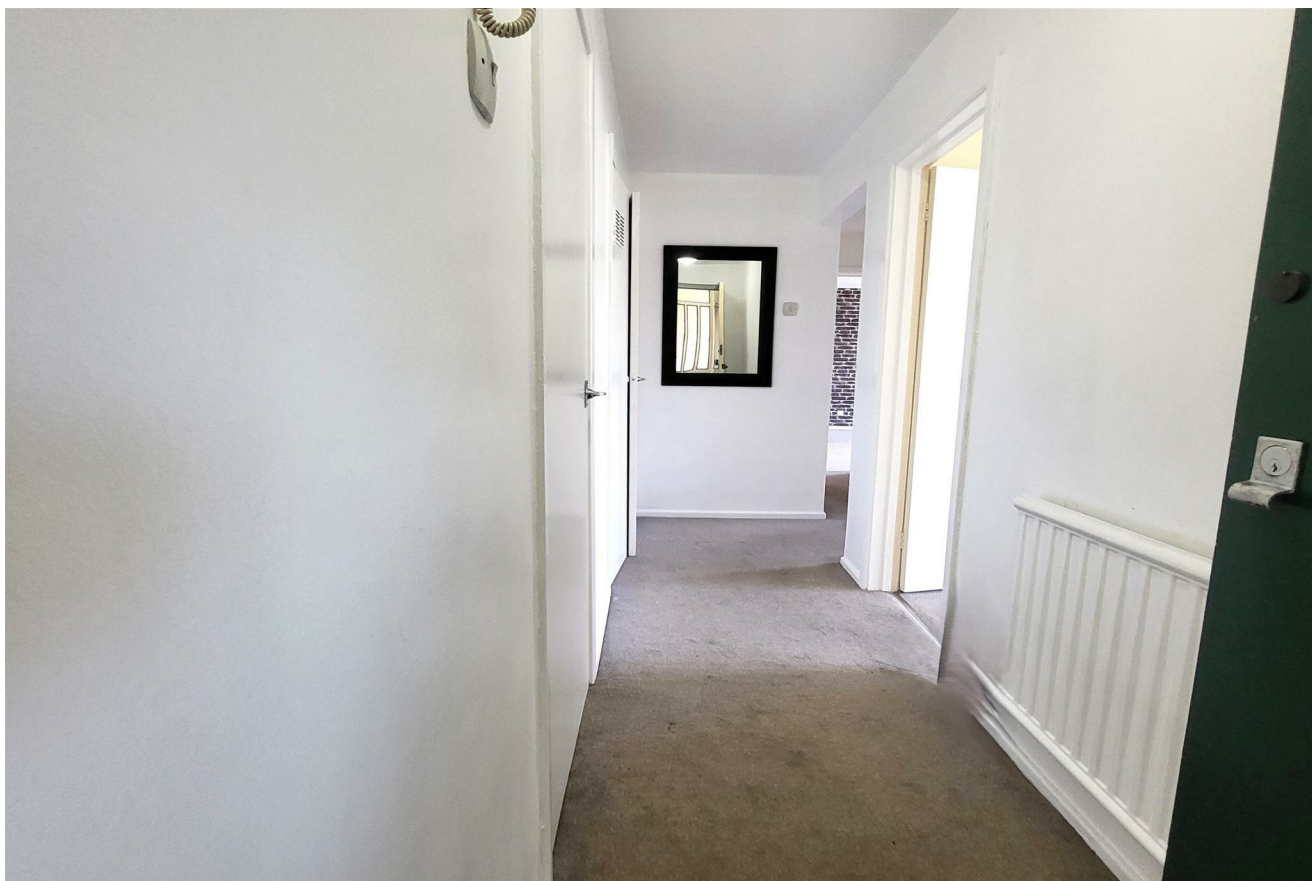
**The combination boiler is fitted in the corner cupboard and there is an integrated electric oven, gas hob, extractor and tall fridge/freezer plus there is plumbing for a washing machine or dishwasher.**





**HALLWAY 13'7 x 3'7 (4.14m x 1.09m)**

The long entrance hall leads to the bedrooms, shower room and lounge and has 2 large storage cupboards.



**BEDROOM 1 15'0 x 10'0 (4.57m x 3.05m)**

A well-sized double bedroom with double glazed window to the front, carpeted floor, radiator and neutrally decorated walls. Large built-in wardrobe to one wall.





**BEDROOM 2 11'1 x 9'0 (3.38m x 2.74m)**

**A well-sized bedroom with double glazed window to the front, carpeted floor, radiator and neutrally decorated walls.**



**SHOWER ROOM 7'3 x 5'10 (2.21m x 1.78m)**

**Fully tiled walls & floor, a full-width 6ft shower cubicle with thermostatic shower, pedestal handwash basin with mixer tap, WC & bidet.**





### **SHOWER ROOM (pic 2)**



### **COMMUNAL GARDENS**

Set at the rear of the building, there is a communal lawn spanning the width and a patio area.



### **GARAGE EN-BLOC**

The flat benefits from it's own private garage.





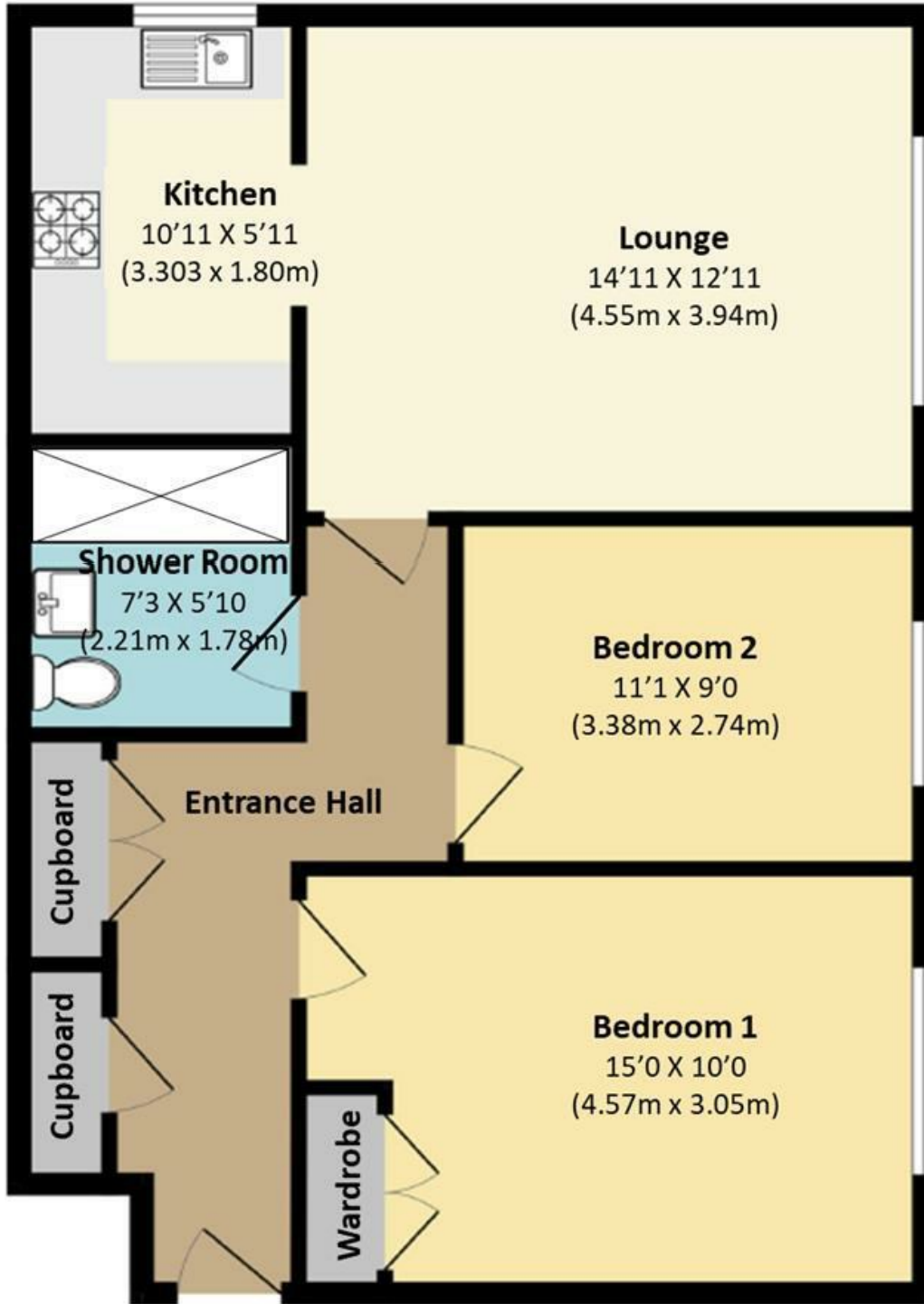
# High Birch Court, New Barnet, EN4

Approximate area: 688sqft (64sqm)

Measurements & layouts below are approximate and are for

illustrative purposes only.

Michael  
Wright  
Estate  
Agents



First Floor

Energy Efficiency Rating	
Current	Potential
76	80

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not environmentally friendly - higher CO<sub>2</sub> emissions

EU Directive 2002/91/EC

England & Wales



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. 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 purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.