



Associates House

East Barnet Road, New Barnet, EN4 8RE

Guide Price £395,000



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* CHAIN FREE *

Situated within a HIGHLY CONVENIENT LOCATION and a short walk to NEW BARNET MAINLINE, this immaculately presented FIRST FLOOR APARTMENT is IDEAL FOR THE COMMUTER.

The property offers BRIGHT & SPACIOUS ACCOMMODATION consisting; entrance hall, TWO DOUBLE BEDROOMS (one EN-SUITE shower room), main bathroom and an OPEN PLAN DUAL ASPECT KITCHEN/LIVING AREA.

The property also benefits from SECURE ALLOCATED PARKING, a LONG LEASE and close proximity to many cafes, restaurants, shopping, leisure & TRANSPORT FACILITIES.

EPC : B

BARNET COUNCIL TAX BAND : C

TENURE : LEASEHOLD

SERVICE CHARGES : £1,150/annum

GROUD RENT : £250/annum

LEASE : 113 years remaining





FIRST FLOOR

Entrance Hall

Kitchen/Living Area
16'11 x 13'11 (5.16m x 4.24m)

Bedroom 1
11'7 x 10'8 (3.53m x 3.25m)

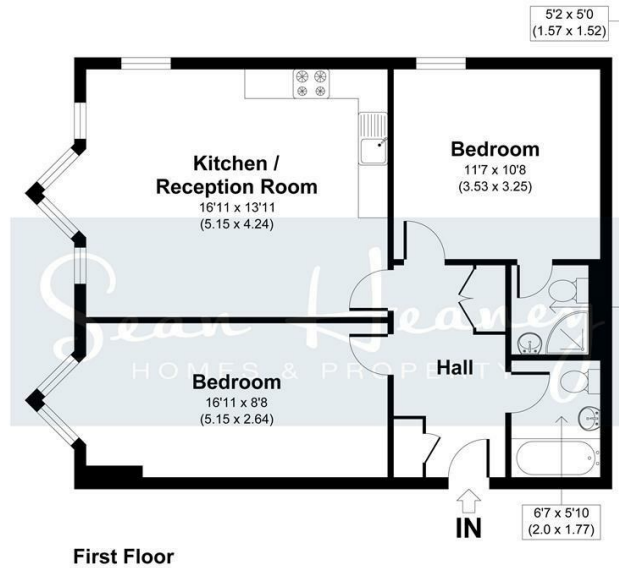
En Suite
5'2 x 5'0 (1.57m x 1.52m)

Bedroom 2
16'11 x 8'8 (5.16m x 2.64m)

Bathroom
6'7 x 5'10 (2.01m x 1.78m)



Floor Plan



Associates House, EN4

APPROXIMATE GROSS INTERNAL AREA 672 SQ FT / 62.44 SQ M
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Viewing

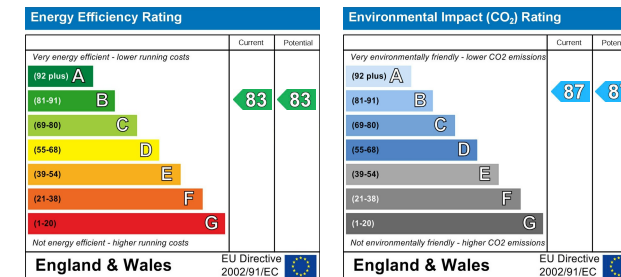
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

1. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
2. References to the tenure of a property are 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.
3. Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
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Area Map



Energy Efficiency Graph



Highstone House, 165 High Street, Barnet, Hertfordshire, EN5 5SU

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