



Clarence Close

New Barnet, Barnet, EN4 8AD

Guide Price £335,000



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* CHAIN FREE *

Situated in a sought-after gated development, this TWO BEDROOM APARTMENT is IDEALLY LOCATED FOR THE COMMUTER with NEW BARNET MAINLINE providing direct access to Kings Cross/Moorgate and a short distance to HIGH BARNET UNDERGROUND (Northern Line). The position benefits further from cafes, restaurants, MANY LOCAL SHOPPING FACILITIES and excellent transport links.

The purpose-built apartment within the well-maintained development, comprises; entrance hall, large reception with DIRECT ACCESS TO COMMUNAL GROUNDS via Juliet balcony, modern kitchen, two DOUBLE BEDROOMS, one with EN-SUITE and a contemporary family bathroom.

The residence offers the advantage of secure parking and an extended lease upon completion.

EPC : C

BARNET COUNCIL TAX BAND : D

TENURE : Leasehold
SERVICE CHARGE : approx. £2,076 pa
GROUND RENT : approx. £110 pa
LEASE TERM : 125 years at point of sale





GROUND FLOOR

Entrance Hall

Reception Room

18'10 x 11'11 (5.74m x 3.63m)

Kitchen

8'11 x 7'11 (2.72m x 2.41m)

Bedroom One

14'3 x 10'3 (4.34m x 3.12m)

En Suite

6'0 x 5'0 (1.83m x 1.52m)

Bedroom Two

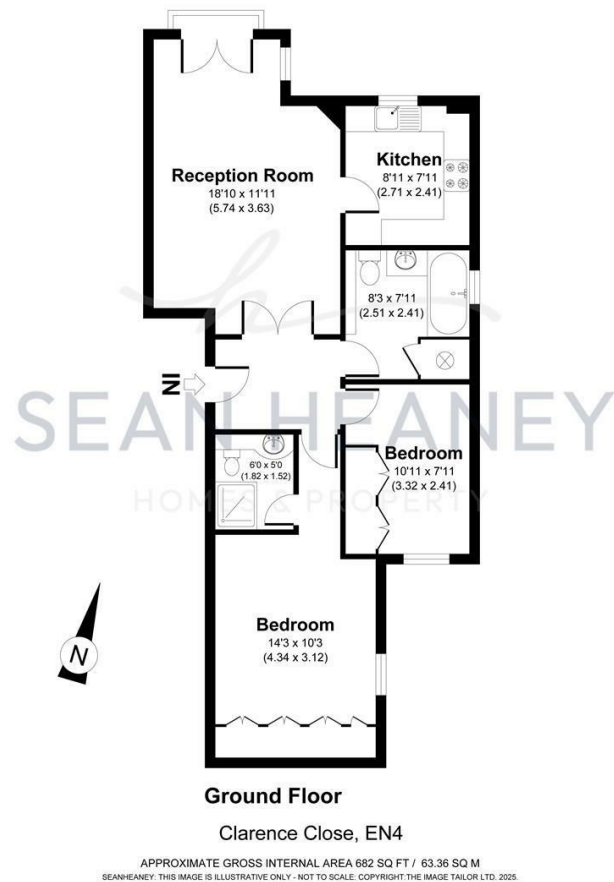
10'11 x 7'11 (3.33m x 2.41m)

Bathroom

8'3 x 7'11 (2.51m x 2.41m)



Floor Plan

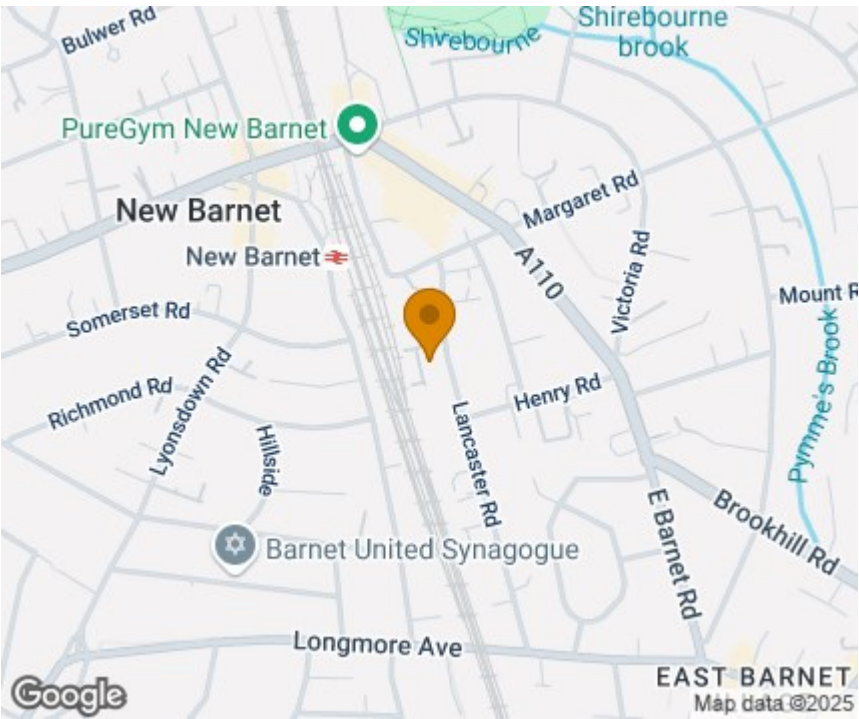


Viewing

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.
- 4. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
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Area Map



Energy Efficiency Graph

