



**BRITISH
PROPERTY
AWARDS**

2021



GOLD WINNER

ESTATE AGENT
IN BARNET



£350,000

LEASEHOLD

Goodwin Court, Church Hill Road, East Barnet EN4

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

**2 BEDROOM FIRST FLOOR
SELF CONTAINED FLAT**

OFFERED CHAIN FREE

**2 LARGE WALK-IN STORAGE
CUPBOARDS**

LIFTS X 2

**FULLY FITTED KITCHEN WITH
INTERGRATED APPLIANCES**

**24 HOUR CARE FACILITIES
AVAILABLE**

Mantlestates

2A Church Hill Road, East Barnet, EN4 8TB

info@mantlestates.com | 0208 275 1555

Website: <https://mantlestates.com/>



CHAIN FREE - 2 BEDROOM FIRST FLOOR retirement flat, 24-hour care facilities available on-site, 2 x lifts, off-street parking, salon, in house restaurant for residents & guests, within walking distance to East Barnet Village shopping facilities, communal gardens, very close to a bus stop, underfloor heating, short walk to Oakleigh Park Train Station & opposite Oak Hill Park.

ENTRANCE

Carpet, coving to ceiling, emergency pull cord, 2 large walk-in storage cupboards with lighting.

RECEPTION 4.89m x 3.37m (16.04ft x 11.06ft)

Double glazed doors to Juliet balcony, carpet, coving to ceiling, wall light, electric heater, pull cord, entry phone.

OPEN TO: KITCHEN 3.36m x 2.14m (11.02ft x 7.02ft)

Fitted washing/ dryer machine, fitted dishwasher, fitted fridge/freezer, pull cord, tiled floor, part tiled walls, wall & base units, electric oven, electric hob, extractor, under unit lights, stainless steel sink drainer with mixer taps.

BEDROOM 3.68m x 2.44m (12.07ft x 8.01ft)

Double glazed window to the side aspect, carpet, coving to ceiling, pull cord.

BEDROOM 4.29m x 3.07m (14.07ft x 10.07ft)

Double glazed window to the side aspect, coving to ceiling, carpet, pull cord, wall light.

SHOWER/ W/C

Part tiled walls, tiled floor, double walk-in shower cubicle with wall mounted shower, low-level flush w/c, wash hand basin, shaving point, radiator, pull cord.





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