



Asking Price £325,000

TENURE : LEASEHOLD

Polaris Court, EN4

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

VACANT - CHAIN FREE

LARGE LOUNGE

**WALKING DISTANCE TO NEW
BARNET STATION**

**EARLY VIEWING
RECOMMENDED**

2 BEDROOM

2nd FLOOR

Mantlestates

2A Church Hill Road, East Barnet, EN4 8TB
office@mantlestates.com | 0208 275 1555
Website: <https://mantlestates.com/>



Mantlestates are pleased offer this 2 BEDROOM 2nd Floor flat - In a private purpose-built flat.

The Property is VACANT. CHAIN FREE.

Requires some updating. It is located within easy walking distance of New Barnet train station. Bus routes and shopping facilities.

It comes with ALLOCATED Parking.

EARLY VIEWING IS HIGHLY RECOMMENDED.

ENTRANCE: 23' 0" x 3' 0" (7.01m x 0.91m)

BEDROOM: 13' 8" x 9' 4" (4.17m x 2.84m)

BEDROOM: 10' 3" x 8' 7" (3.12m x 2.62m)

BATHROOM / WC 6' 4" x 5' 2" (1.93m x 1.57m)

RECEPTION: 17' 7" x 9' 9" (5.36m x 2.97m)

OPEN PLAN KITCHEN 6' 8" x 7' 6" (2.03m x 2.29m)

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The logo for Energy Performance Certificate (EPC) features a house icon with a vertical bar on the right side divided into seven colored segments labeled A (green), B (light green), C (yellow-green), D (yellow), E (orange), F (red-orange), and G (red). Below the logo, the text "Energy Efficiency" is written in small letters. To the right of the logo, the letters "EPC" are displayed in a large, bold, red font. Below "EPC", the text "Coming soon" is written in a large, bold, black font. A red horizontal line with a small white 'x' is positioned below the text.

