



 **2**
Bedrooms

 **1**
Bathroom



Public Notice

Address: Ground Floor Flat, 31 Galdana Avenue, Barnet EN5 5JT.

We are acting in the sale of the above property and have received an offer of £220,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating - C

2 BEDROOM GROUND FLOOR FLAT with own entrance. Double-glazed, gas central heating. Set in a quiet location with communal gardens and allocated parking. 59-year lease remaining.

Offered Chain free. EPC rating C

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LOUNGE: 15' 04" x 13' 07" (4.67m x 4.14m)

Double glazed window on 2 aspects, wood floor, dado rail.

KITCHEN: 7' 02" x 7' 02" (2.18m x 2.18m)

Double glazed window to the side aspect, stainless steel sink drainer with mixer tap, wall & base units, plumbing for dishwasher, plumbing for washing machine, gas cooker, part tiled wall, tiled floor.

HALL: 7' 02" x 5' 00" (2.18m x 1.52m)

Wood floor, dado rail, radiator. Storage cupboard: 3'10 x 3'04 Storage cupboard: 2'04 x 2'00

BATHROOM: 8' 00" x 6' 06" (2.44m x 1.98m)

Storage cupboard, panel bath with mixer tap & shower attachment, wash hand basin with mixer tap in vanity unit, low-level flush w/c, radiator, tiled wall, tiled floor, extractor.

BEDROOM: 8' 08" x 7' 00" (2.64m x 2.13m)

Double-glazed window to the side aspect, wood floor, radiator.

BEDROOM: 9' 02" x 13' 10" (2.79m x 4.22m)

Double-glazed window to the side aspect, wood floor, radiator.

