



 2  
Bedrooms

 1  
Bathroom





Asking Price £375,000  
Goodwin Court, Church Hill Road EN4



Mantlestates are pleased to offer this first-floor 2-BEDROOM RETIREMENT FLAT overlooking Oak Hill Park. Underfloor heating, 2 x lifts, allocated parking & communal gardens. The complex provides Hairdressing facilities, restaurant, TV room & garden room. Well located to East Barnet Village shopping facilities. Short walk to Oakleigh Park Train Station & opposite Oak Hill Park. CHAIN FREE

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**ENTRANCE HALL:** 8' 04" x 8' 01" (2.54m x 2.46m)

(8' 04" x 8' 01") x (8'.04" x 8' x 4.00") Coving to ceiling, carpet, alarm pull cord. Storage Cupboard - Sheveling & lighting (4'.00" x 3'.08") Storage Cupboard - Lighting (4' 00" x 3'.00")

**LOUNGE AREA:** 16' 04" x 11' 05" (4.98m x 3.48m)

16' 04" x 11' 05" < 13'10" into bay. Bay double-glazed window to front aspect & Double-glazed window to side aspect, carpet, coving to ceiling, wall lights, intercom and alarm pull cord.

**KITCHEN AREA:** 7' 00" x 11' 08" (2.13m x 3.56m)

Double-glazed window to front aspect, wall, and base units, fitted fridge freezer, electric oven, electric hob, plumbing dishwasher and plumbing for washing machine, part tiled wall, tiled walls, stainless sink with drainer and mixer tap. Coving to ceiling.

**BEDROOM 2:** 12' 09" x 8' 02" (3.89m x 2.49m)

Double-glazed window to side aspect, carpet, coving to ceiling.

**BEDROOM 1:** 15' 00" x 10' 08" (4.57m x 3.25m)

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

**BATHROOM:** 9' 00" x 6' 00" (2.74m x 1.83m)

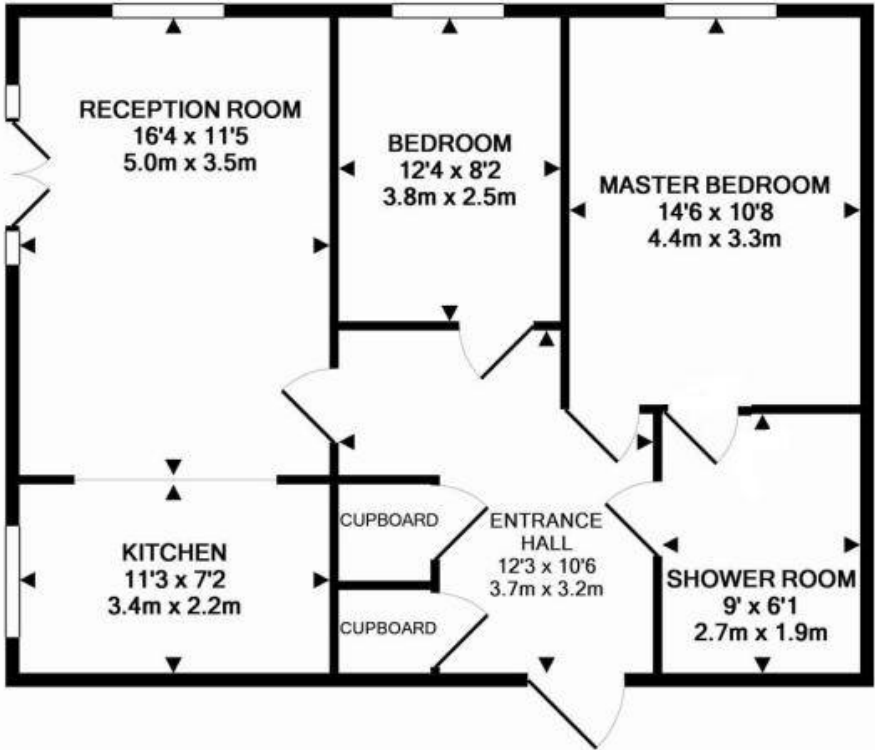
Radiator, wash hand basin with mixer tap, low-level flush W/C, double walk-in shower, part tiled walls, tiled floor and extractor.





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TOTAL APPROX. FLOOR AREA 717 SQ.FT. (66.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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