



 **3**
Bedrooms

 **2**
Bathrooms

Mantlestates



Mantlestates are pleased to offer this **SPACIOUS 3 DOUBLE BEDROOM** first floor flat with **LARGE LOUNGE**, **MODERN FITTED KITCHEN**, **2** bathrooms, communal gardens & allocated parking. Very well located to New Barnet's Train Station, shopping facilities & gymnasium. **SHARE OF FREEHOLD & CHAIN FREE.**

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ENTRANCE HALL: 9' 05" x 14' 04" (2.87m x 4.37m)

9'05" > 6'01 x 14'04 Laminated flooring, entry phone, radiator, 3 x storage cupboards.

LOUNGE: 18' 05" x 13' 10" (5.61m x 4.22m)

Wooden double glazed window to front aspect, laminated flooring, coving to ceiling, radiator x 2, wall lights x 3.

KITCHEN: 10' 05" x 8' 08" (3.17m x 2.64m)

Wooden double glazed window to side aspect, wall and floor standing kitchen units, fitted electric oven, fitted microwave, gas hob, extractor, sink drainer with mixer tap, plumbed washing machine, plumbed dish washer under unit lighting, gas central heating boiler, fitted fridge freezer, laminated flooring.

BATHROOM: 7' 10" x 5' 10" (2.39m x 1.78m)

Low level flush water closet, wash hand basin with mixer tap, tiled walls, panel bath with mixer tap and shower attachment, extractor, heated towel rail.

BEDROOM ONE: 14' 09" x 10' 05" (4.50m x 3.17m)

Wooden double glazed window to rear aspect, laminated flooring, radiator.

EN-SUITE: 6' 09" x 5' 01" (2.06m x 1.55m)

Wooden double glazed window to side aspect, walk in shower cubicle, wash hand basin with mixer tap, low level flush water closet, tiled walls, heated towel rail.

BEDROOM TWO: 14' 09" x 9' 07" (4.50m x 2.92m)

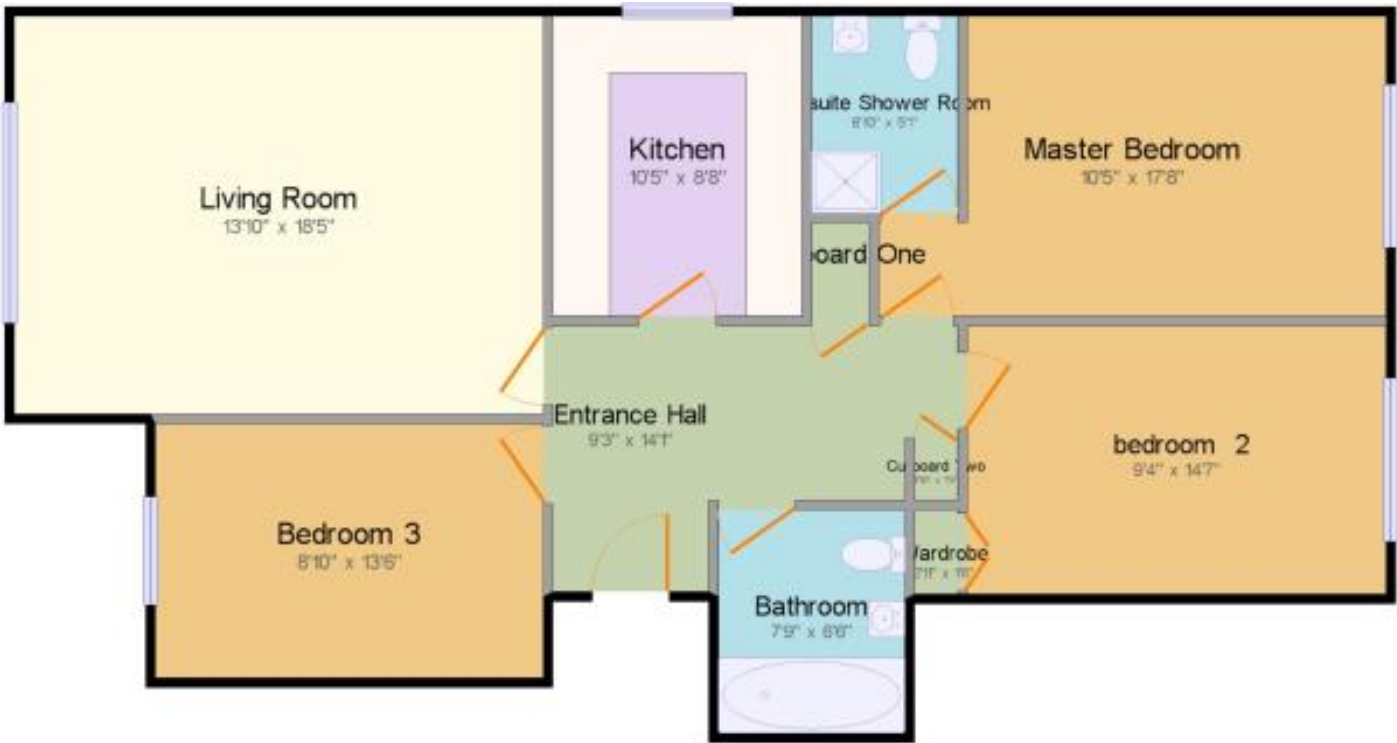
Wooden double glazed window to rear aspect, laminated flooring, radiator, fitted wardrobes.

BEDROOM THREE: 13' 07" x 8' 10" (4.14m x 2.69m)

Wooden double glazed window to front aspect, radiator, laminated flooring.


EXTERNAL AREAS:

Communal gardens to rear with storage area. Allocated Parking to front. Two Visitors Parking area.



First Floor

Total approx floor area: 999.8 ft² (92.9 m²)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Richmond Road, New Barnet EN5

