



Asking Price £365,000
Feline Court, East Barnet Village EN4




BRITISH
PROPERTY
AWARDS

2021
2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN BARNET

 **2**
Bedrooms

 **1**
Bathroom

2A Church Hill Road, East Barnet, EN4 8TB | office@mantlestates.com

0208 275 1555



2 DOUBLE BEDROOM purpose-built flat, **GROUND - FLOOR**, with a **SPACIOUS LOUNGE**, fitted kitchen & **AMPLE STORAGE CUPBOARDS**. Very **WELL PRESENTED** and located in the heart of East Barnet Village with access to shopping facilities, coffee shops & Oak Hill Park, featuring a new bathroom, communal parking, and a short walk to Oakleigh Park train station. **MUST BE SEEN.**

2 DOUBLE BEDROOM purpose-built flat, GROUND-FLOOR, with a SPACIOUS LOUNGE, fitted kitchen & AMPLE STORAGE CUPBOARDS. Very WELL PRESENTED and located in the heart of East Barnet Village with access to shopping facilities, coffee shops & Oak Hill Park, featuring a new bathroom, communal parking, and a short walk to Oakleigh Park train station.

MUST BE SEEN.

ENTRANCE HALL: 10' 10" x 3' 03" (3.30m x 0.99m)

Laminate floor and carpet, radiator, coving to ceiling, entry phone, and 3 storage cupboards. actual measurements - (10'.10" x 3'.03") x (13'.07" x 2'.10")

RECEPTION: 18' 03" x 10' 0" (5.56m x 3.05m)

Double-glazed window to rear aspect, double-glazed doors to rear aspect. coving to ceiling, carpet, radiator

KITCHEN: 13' 2" x 7' 00" (4.01m x 2.13m)

Wall and base units, double-glazed window to rear aspect, stainless steel sink, with drainer and mixer taps, plumbing for washing machine, electric oven, hob and grill, coving to ceiling gas central heating boiler.

BEDROOM: 15' 01" x 8' 10" (4.60m x 2.69m)

Double-glazed window to front aspect, carpet, radiator, coving to ceiling.

SHOWER & W/C: 7' 00" x 7' 00" (2.13m x 2.13m)

Tiled walls and floors, double walk-in shower cubicle, low-level flush w/c, wash hand basin with mixer and vanity unit, heated towel rail, storage cupboard, extractor fan.

BEDROOM: 15' 00" x 9' 04" (4.57m x 2.84m)

Double-glazed window to front aspect, carpet, radiator, fitted wardrobes, coving to ceiling

EXTERNAL FEATURES:


Small patio area, off-street parking on a first-come basis.

GROUND FLOOR
721 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA: 721 sq.ft. (66.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, the measurements of floors, walls, doors 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 for any prospective purchase. The services, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
Mantlestates 2022.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	76
(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: Feline Court, 23 Cat Hill, EN4

