



**BRITISH
PROPERTY
AWARDS**

**2021
2024**

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BARNET



£239,950

TENURE : LEASEHOLD

Clarence Close, New Barnet EN4

Bedrooms : 1

Bathrooms : 1

Reception Rooms : 1

**LOCATED ON THE FIRST
FLOOR**

**NEAR TO SHOPPING
FACILITIES**

163 YEAR LEASE REMAINING

GATED DEVELOPMENT

**VERY NEAR TO NEW BARNET
TRAIN STATION**

STUDIO FLAT

Mantlestates

2A Church Hill Road, East Barnet, EN4 8TB

office@mantlestates.com | 0208 275 1555

Website: <https://mantlestates.com/>



Well-presented First Floor Studio Flat (30 square meters). Very Near to New Barnet Train Station & Shopping Facilities & Gymnasium. Windows on 2 Aspects & Communal Parking. 163 Years Lease remaining. Ideal first-time buyers or buy-to-let, Service Charge includes building insurance, water rates, gardening, high security surveillance & communal lighting. Clean, warm & spacious environment. Ideal for commuting into London. King's Cross St Pancras Station in 12-15 minutes.

Lease:163 remaining

Ground Rent: £150 per annum

Service Charges: £181 per month inclusive of Building Insurance & Water Rates.

ENTRANCE HALL: 5' 01" x 3' 07" (1.55m x 1.09m)

Laminated flooring.

BATHROOM: 8' 08" x 4' 07" (2.64m x 1.40m)

Low level flush water closet, laminated flooring. panel bath with mixer tap & shower attachment, tiled walls, extractor, wash hand basin with mixer tap in vanity unit.

MAIN ROOM: 7' 00" x 11' 02" (2.13m x 3.40m)

Double glazed windows on 2 aspects, laminated flooring, electric blue tooth heaters,

KITCHEN: 8' 10" x 8' 06" (2.69m x 2.59m)

Double glazed window to rear aspect, wall and base units, storage cupboard with hot water cylinder, electric hob, electric oven, extractor, stainless steel sink drainer with mixer tap, plumbed for washing machine.

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