



**BRITISH
PROPERTY
AWARDS**

**2021
2024**

★★★★★

GOLD WINNER

ESTATE AGENT
IN BARNET



Asking Price £390,000

TENURE : LEASEHOLD

Goodwin Court, Church Hill Road EN4

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

**2 BEDROOM SELF
CONTAINED FLAT**

LIFTS X 2

**FULLY FITTED KITCHEN WITH
INTERGRATED APPLIANCE**

**24 HOUR CARE FACILITIES
AVAILABLE**

OFFERED CHAIN FREE

**ALLOCATED OFF STREET
PARKING**

Mantlestates

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

office@mantlestates.com | 0208 275 1555

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



Located in East Barnet, Hertfordshire, this two-bedroom flat at Goodwin Court offers a practical living space suitable for a variety of lifestyles. The property includes one bathroom and a reception room, providing a comfortable environment for residents. The flat is unfurnished, allowing new owners to personalize the space to their liking. The kitchen is efficiently designed to maximize functionality, offering ample space for cooking and storage. The reception room serves as a central gathering area, ideal for relaxation and entertainment.

ENTRANCE HALL: 11' 00" x 8' 03" (3.35m x 2.51m)
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: 11' 05" x 16' 05" (3.48m x 5.00m)
Double-glazed door to private balcony and double-glazed window to side aspect. Features include carpet, coving to ceiling, wall lights, intercom, and alarm pull cord.

KITCHEN AREA: 7' 02" x 11' 04" (2.18m x 3.45m)
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' 03" x 8' 02" (3.73m x 2.49m)
Double-glazed window to side aspect, carpet, coving to ceiling.

BEDROOM 1: 14' 09" x 10' 07" (4.50m x 3.23m)
Double-glazed window to side aspect, carpet, coving to ceiling, alarm pull cord.

SHOWER ROOM: 9' 01" x 6' 00" (2.77m 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	75
(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		

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