



**BRITISH  
PROPERTY  
AWARDS**

**2021  
2024**

★ ★ ★ ★ ★

**GOLD WINNER**

ESTATE AGENT  
IN BARNET



**Asking Price £355,000**

**TENURE : LEASEHOLD**

**Goodwin Court, EN4**

**Bedrooms : 2**

**Bathrooms : 1**

**Reception Rooms : 1**

**2 BEDROOM GROUND FLOOR  
SELF CONTAINED FLAT**

**FULLY FITTED KITCHEN WITH  
INTERGRATED APPLIANCES**

**OFFERED CHAIN FREE**

**LIFTS X 2**

**24 HOUR CARE FACILITIES  
AVAILABLE**

**ALLOCATED OFF STREET  
PARKING**

**Mantlestates**

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

office@mantlestates.com | 0208 275 1555

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



**CHAIN FREE - 2 BEDROOM FIRST FLOOR** retirement flat, 24-hour care facilities available on-site, 2 x lifts, off-street parking, salon, in house restaurant for residents & guests, within walking distance to East Barnet Village shopping facilities, communal gardens, private terrace, very close to a bus stop, underfloor heating, short walk to Oakleigh Park Train Station & opposite Oak Hill Park.

**RECEPTION** 16' 00" x 11' 00" (4.88m x 3.35m)

Carpet, coving to ceiling, electric fireplace, double glazed door to balcony

**BALCONY** 10' 01" x 7' 03" (3.07m x 2.21m)

Decking, southern facing.

**KITCHEN** 11' 00" x 6' 09" (3.35m x 2.06m)

Wall & base units, electric oven, electric hob, extractor, under unit lights, stainless steel sink drainer with mixer taps, dishwasher, washing machine, fridge/ freezer, part tiled walls, coving to ceiling.

**BEDROOM** 12' 00" x 8' 00" (3.66m x 2.44m)

Double glazed window to the rear aspect, carpet, coving to ceiling.

**BEDROOM** 14' 03" x 10' 03" (4.34m x 3.12m)

Double glazed window to the rear aspect, carpet, coving to ceiling.

**SHOWER/ W/C**

Walk-in shower, low-level flush w/c, wash hand basin, part tiled wall, tiled floor.

**HALLWAY** 8' 00" x 8' 04" (2.44m x 2.54m)

Coving to ceiling, carpet.

**STOARGE CUPBOARD** 3' 10" x 3' 10" (1.17m x 1.17m)

Light.

**STORAGE CUPBOARD** 3' 10" x 3' 00" (1.17m x 0.91m)

Light

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