

POTTERS BAR  
149 High Street, Potters Bar EN6 5BB  
Tel: 01707 657181  
Email: pottersbar@andrewward.co.uk

BROOKMANS PARK  
35 Bradmore Green, Brookmans Park AL9 7QR  
Tel: 01707 649779  
Email: brookmanspark@andrewward.co.uk

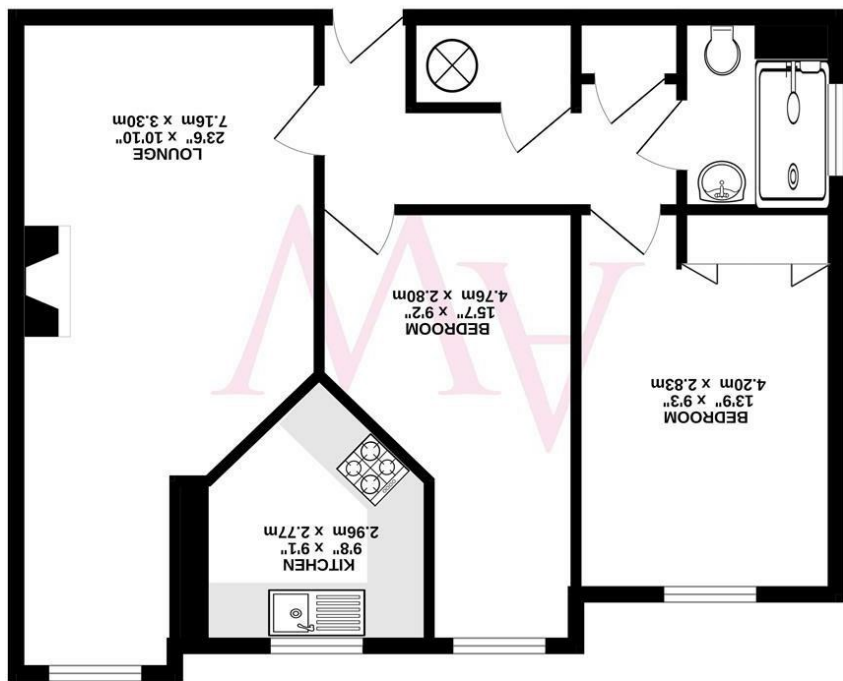
Disclaimer: "These property particulars, including floor plans, are set out as a general outline only for guidance and DO NOT constitute any part of an offer or contract. Any purchaser or other must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are given as approximate, no survey or testing of appliances has been carried out. No employee of Andrew Ward Estate Agents has the authority to make or give any representation or warranty in respect of the property."

BARNET  
175 High Street, Barnet EN5 5SU  
Tel: 020 8441 6000  
Email: barnet@andrewward.co.uk

175 High Street, Barnet, Herts, EN5 5SU  
020 8441 6000 | barnet@andrewward.co.uk  
www.andrewward.co.uk

## Contact us

## Our Offices



FIRST FLOOR  
632 sq.ft. (58.7 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the program generated floor measurements, no responsibility is accepted for any errors or omissions. The plan is to be used as a guide only and should not be relied upon for any other purpose. The program generated floor measurements are approximate and should not be used for any other purpose. The plan is to be used as a guide only and should not be relied upon for any other purpose. The program generated floor measurements are approximate and should not be used for any other purpose.



FLAT 17 ARGENT COURT, LEICESTER ROAD, BARNET EN5 5FL

Offers In Excess Of £300,000 | Leasehold





## Property Overview

Built by renowned developers McCarthy & Stone is this very well presented first floor two double bedroom retirement apartment in Leicester Road.

The property comprises of a bright and spacious 24ft reception room, a separate kitchen featuring induction hob and integrated microwave, a bathroom with large shower tray and window.

The development includes house manager, 24 hour care line system, lift, laundry room, an inviting communal lounge, plus a quiet and peaceful communal garden.

The property is exclusively for people over 60 years of age.



## Property Features

- RECEPTION ROOM - 24' x 10'1
- KITCHEN - 7'10 x 9'5
- BATHROOM - 5'6 x 6'9
- COMMUNAL LOUNGE
- VIDEO DOOR ENTRY
- BEDROOM 1 - 15'7 x 9'2
- BEDROOM 2 - 11'8 x 9'3
- COMMUNAL GARDENS
- HOUSE MANAGER
- LIFT

## Agents Notes

Further features include walk in wardrobes, deep storage cupboards, electric heating, double glazed windows and residents parking.

We understand lease remaining is approximately 107 years

Service charge: £4,412.73 PA

Ground Rent: £595

Council Tax Band: E

EPC: B