

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

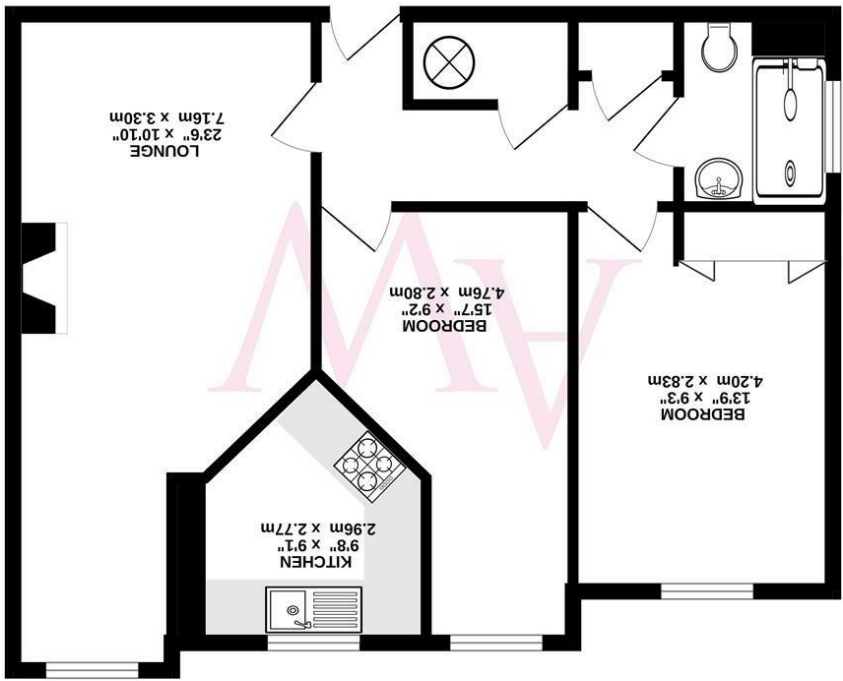
Disclaimer: "These property particulars, including floor plans, are set out as a general outline only for guidance and DO NOT constitute any part of an offer or contract. Any purchaser or other must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are given as approximate, 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.

Notes: Every attempt has been made to ensure the accuracy of the dimensions contained here. Measurements of doors, windows, rooms and other items are approximate and represented as taken for any reason. The plan is for guidance purposes only and should be used as such by any prospective purchaser. The layout, fixtures and appliances shown have been taken and no guarantee as to their quantity or efficiency can be given. Made with Metropac 2023



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

Offers In Excess Of £289,950 | 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