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 All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.



**2 VALESIDE COURT WARWICK ROAD, BARNET EN5 5ER**

**Offers In The Region Of £365,000 | Share of Freehold**



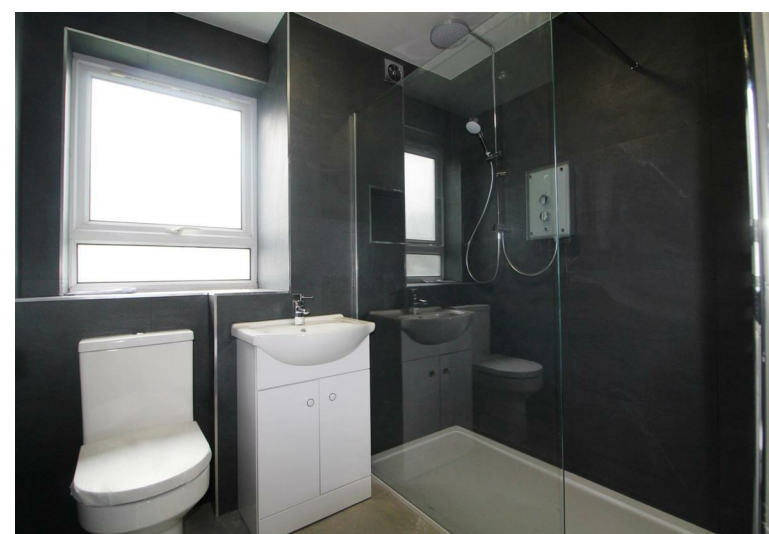
## Property Overview

BRAND NEW 999 YEAR LEASE AGREED - SHARE OF FREEHOLD - CHAIN FREE

\*FULLY REFURBISHED\*

Introducing this fully refurbished two bedroom ground floor apartment in Valeside Court which is in close proximity to High Barnet underground (Northern Line) and the high street.

The property comprises of a bright and spacious open plan kitchen and living room which enjoys direct access to the garden, a fully integrated luxurious kitchen with splash back tiles, two large double bedrooms with venetian blinds and brand new grey carpets and to finish a contemporary fully tiled three piece shower room featuring a heated towel rail.



## Property Features

- LOUNGE - 19'10 X 10'10
- BEDROOM ONE- 12'10 X 8'11
- BATHROOM- 7'10 X 5'10
- BEDROOM TWO- 12'1 X 7'0
- FULLY REFURBISHED
- LONG LEASE
- GARDEN ACCESS

## Agents Notes

Further benefits include a long lease, direct access to a communal garden, fully refurbished, electric heating throughout and a entry hallway.

Council tax band: C  
 EPC rating: D  
 Lease remaining: Circa.900 years.  
 Service charges: Circa £1,090.50 PA

Valeside Court is situated on Warwick Road in High Barnet which is 0.4 miles away from High Barnet underground (Northern Line) and is in close proximity to High Barnet High street with all of its local amenities.