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employee of Andrew Ward Estate Agents has the authority to make or give any representation or warranty in respect of the property." 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 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

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

# 2 VALESIDE COURT WARWICK ROAD, BARNET EN5 5ER

Offers In Excess Of £350,000 | Share of Freehold

ANDREW WARDE

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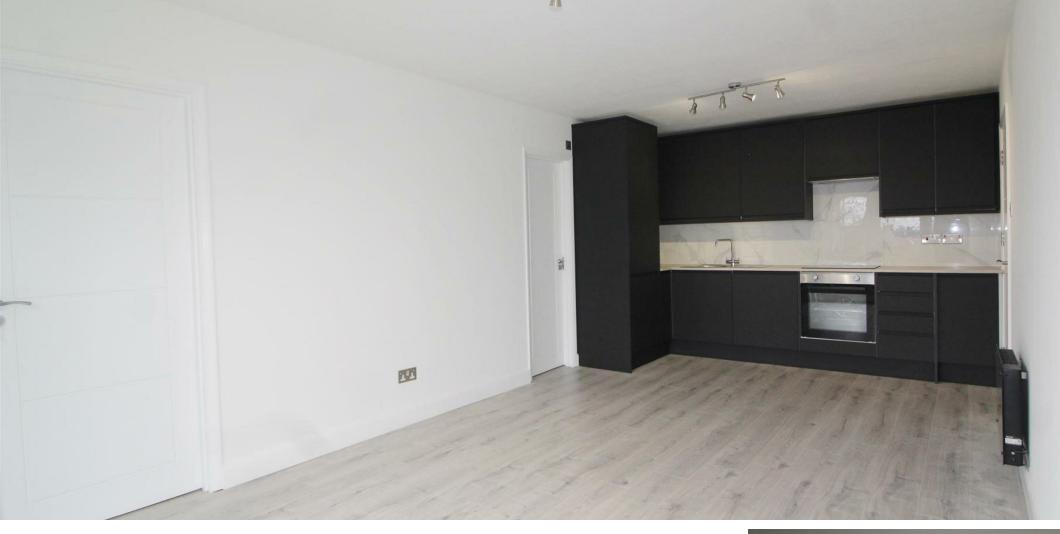
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### **Property Overview**

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
- BATHROOM- 7'10 X 5'10
- FULLY REFURBISHED
- GARDEN ACCESS

- BEDROOM ONE- 12'10 X 8'11
- BEDROOM TWO- 12'1 X 7'0
- LONG LEASE

### **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.