



2 VALESIDE COURT WARWICK ROAD, BARNET EN5 5ER

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

ANDREW WARD^{EST. 1988}
ESTATE AGENTS



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 an entry hallway.

Council tax band: C

EPC rating: D 55

Lease remaining: Circa.998 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.

Contact us

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

www.andrewward.co.uk

Our Offices

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

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

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

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

ANDREW WARD EST. 1988
ESTATE AGENTS