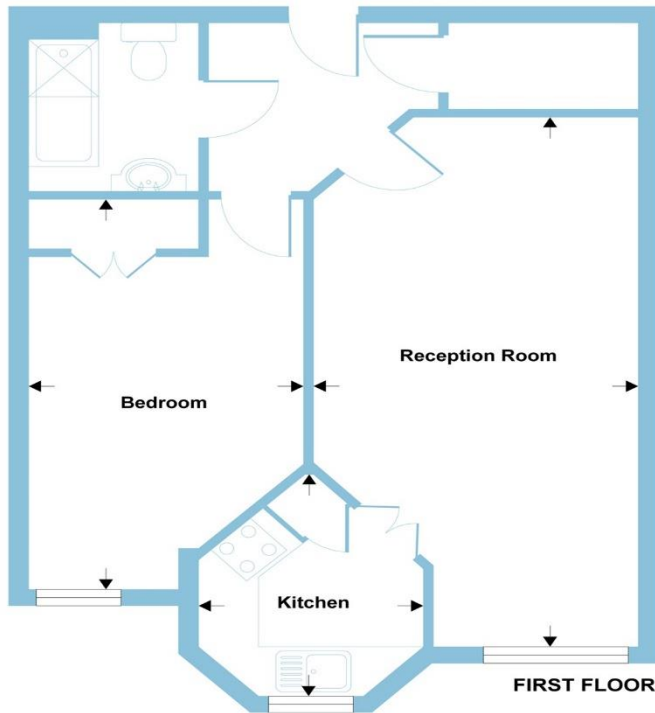




Argent Court Leicester Road Barnet EN5 5FL

Leicester Road, Barnet, EN5

Approximate Area = 511 sq ft / 47.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2021. Produced for Barnard Marcus. REF: 792051



welcome to Argent Court Leicester Road, Barnet

- 1st Floor Retirement Flat
- Lift Access
- Residents Parking
- Communal Gardens
- 0.2 miles from New Barnet Station

Tenure: Leasehold

EPC Rating: B

£175,000



Reception Room

21' 6" x 10' 8" (6.55m x 3.25m)

Kitchen

7' 6" x 7' 5" (2.29m x 2.26m)

Bedroom

17' 7" x 9' 3" (5.36m x 2.82m)

Shower Room



view this property online [barnardmarcus.co.uk/Property/WTS105475](https://www.barnardmarcus.co.uk/Property/WTS105475)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Property Ref:

WTS105475 - 0004

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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