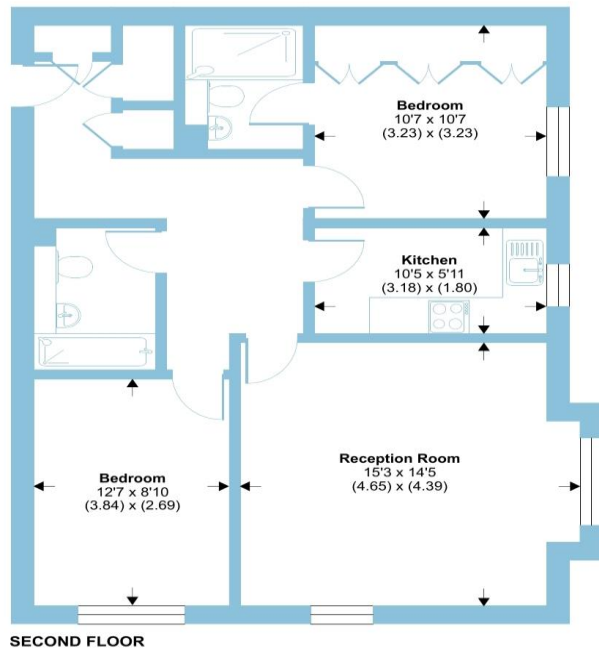




Wordsworth Court Gloucester Road, Barnet EN5 1TA

Gloucester Road, Barnet, EN5

Approximate Area = 751 sq ft / 69.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Barnard Marcus. REF: 1214636



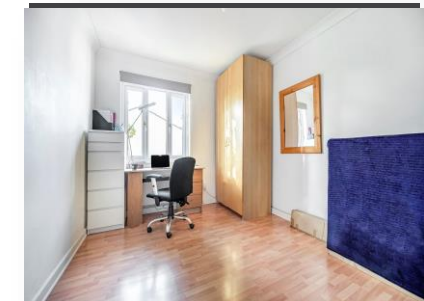
welcome to Wordsworth Court Gloucester Road, Barnet

- Two Bedroom Two Bathrooms (One En-Suite) Apartment
- Allocated Parking Space
- Low Service Charge
- Share Of Freehold
- Sold Chain Free

Tenure: Leasehold
EPC Rating: D

Council Tax Band: D
Service Charge: 1700.00
Ground Rent: Ask Agent

offers in excess of **£400,000**



A beautifully well presented two bedroom apartment, located within 0.3 miles of New Barnet Train Station. This property is ideal for first time buyers as well as buy to let investors.

Set within this stunning development this home comprises of a welcoming entrance hall, separate fitted kitchen and reception/dining room. You will also find two good-sized bedrooms and two bathrooms with the master benefiting from en-suite bathroom. The residence also benefits from low service charge, allocated parking space as well as a Share of Freehold. This property is in close proximity to New Barnet Train Station 0.3miles, Oakleigh Park Train Station 0.7 miles and High Barnet Tube Station 0.8 miles away.

New Barnet owes its conception to the building of Great Northern Railway in 1850, when a station serving High Barnet was built, but located about a mile away from the town centre of High Barnet, so that this 'new' area quickly saw development. The main road (A110), Station Road and East Barnet Road, connects Barnet to East Barnet and is well served by buses.

view this property online barnardmarcus.co.uk/Property/WTS107192

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WTS107192 - 0005

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.

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