



KENLEY CLOSE, NEW BARNET, EN4

A RECENTLY UPDATED AND SPACIOUS 1 BEDROOM PURPOSE BUILT GROUND FLOOR FLAT IN PURPOSE BUILT BLOCK, Conveniently Located for New Barnet BR Station & Local Facilities, but also Cockfosters is Within Reach.

The Property has just been updated with a new kitchen & shower room and redecorated. It comprises a 25ft open-plan living room / kitchen that has just been newly fitted, a well-sized double bedroom, and a Shower Room / WC. Benefitting from Double Glazed Windows and Gas Central Heating throughout plus an Entryphone System, Garage and Communal Gardens.

Offered on an Unfurnished Basis - available immediately.



ACCOMMODATION

*** UPDATED WITH NEW KITCHEN, SHOWER ROOM & FLOORING * PURPOSE BUILT FLAT*
GROUND FLOOR * SPACIOUS ENTRANCE HALL * 25FT OPEN PLAN LIVING ROOM/KITCHEN *
ONE DOUBLE BEDROOM * BATHROOM * COMMUNAL GARDENS * GARAGE
* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING * ENTRY PHONE SYSTEM**

AVAILABLE UNFURNISHED *

PRICE: £1,525 PER CALENDAR MONTH

HALLWAY:



DOUBLE BEDROOM: 14'01" x 9'10" (4.29m' x 3.00m')
Double Glazed Window to Front, Carpeted, Radiator, Wardrobe



OPEN PLAN LIVING ROOM/KITCHEN: 25'2" x 11'72" (7.67m x 3.35m)
Double Glazed Window To Front, Wood Flooring, Radiators



KITCHEN:

Double Glazed Window, Wood Flooring, Fitted Kitchen Wall & Base Units, Zanussi Appliances (Fridge, Freezer, Washing Machine, Tumble Dryer, Electric Oven) Extractor Fan



LIVING ROOM DIFFERENT ASPECT:



BATHROOM: 7'16" x 6'02" (2.13m x 1.88m)

Part Tiled Walls, Vinyl Flooring, Walk In Shower, W/C, Wash Hand Basin, Heated Towel Rack

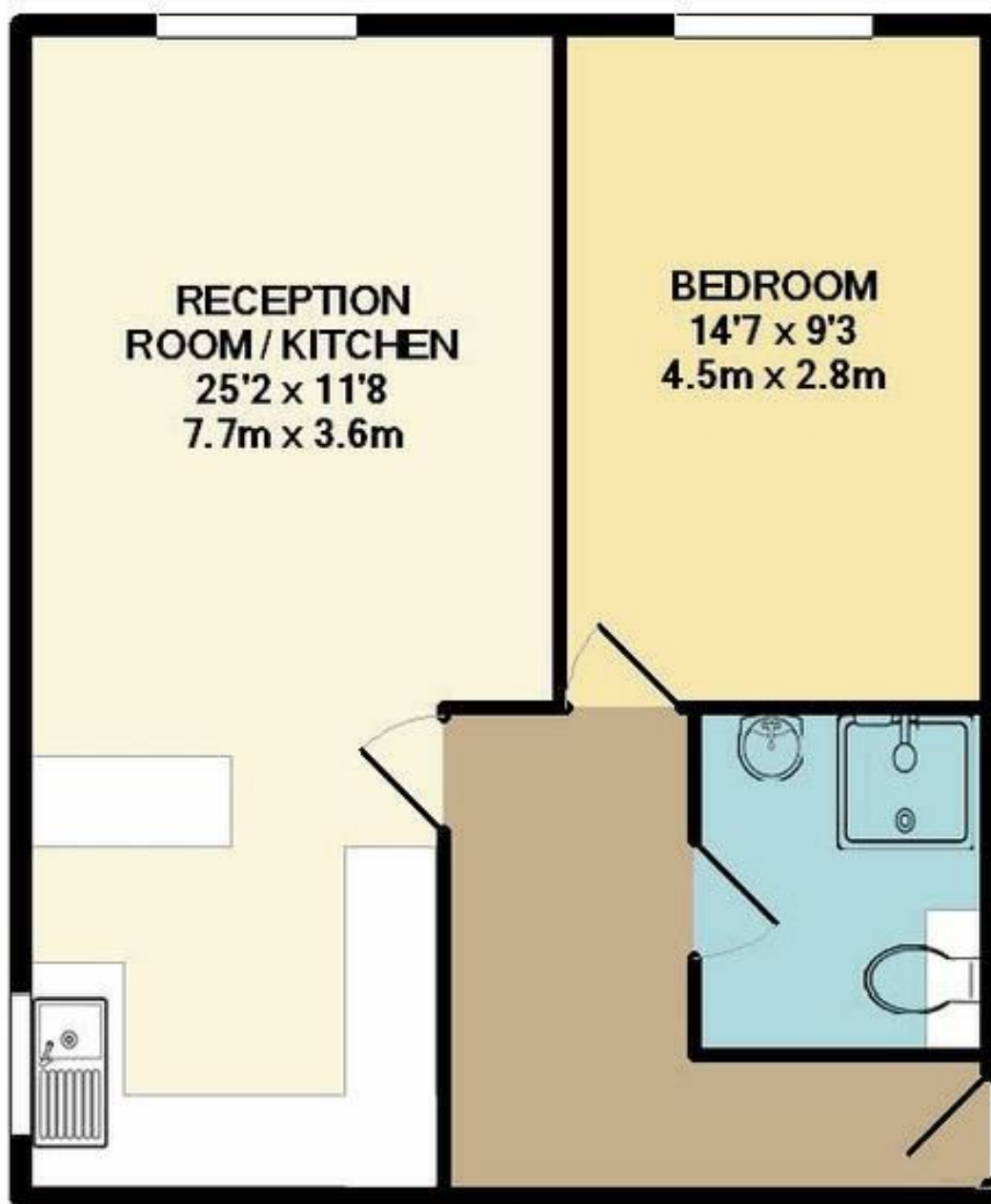


COMMUNAL GARDENS TO REAR:



Garage





TOTAL APPROX. FLOOR AREA 523 SQ.FT. (48.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	76
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.