

Baltimore Crescent, Barnet, EN4

Price: £465,000
Leasehold



Vanessa McCallum Estates Ltd
51 Bradmore Green, Brookmans Park,
Hertfordshire, AL9 7QS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk



**** CHAIN FREE****

Rarely available is this extremely spacious 3 double bedroom first floor apartment with garage en-bloc. This property has a huge lounge with balcony directly off it. It requires modernising and general updating, however would be a great purchase for a first time buyer or if down sizing. Book early to avoid disappointment.

- SPACIOUS 3 DOUBLE BEDROOM FIRST FLOOR APARTMENT
- CHAIN FREE
- LARGE LOUNGE WITH BALCONY DIRECTLY OFF IT
- REQUIRES MODERNISING
- GARAGE EN BLOC
- CLOSE TO AMENITIES

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
KITCHEN DINING/RECEPTION ROOM- with balcony

3 BEDROOMS
BATHROOM
ADDITIONAL TOLIET GARAGE EN BLOC
COMMUNAL GARDENS

LOCATION

Balmore Crescent is a cul de sac off Leys Gardens which in turn is off Cockfosters Road. Ideally situated and walking distance to the variety of shops Cockfosters has to offer along with Cockfosters underground station (Piccadilly Line). There are various schools close by, the M25 is only a short drive away as is Hadley Wood mainline railway station.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band E

£853.60 Service Charges per 6 months. (not verified)
£173.62 Ground Rent Per 6 months. (not verified)

941 Years left on Lease (not verified)

"There may be additional fees that could be incurred for items such as leasehold packs"

LOCAL AUTHORITY

Enfield

VIEWING

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES.

IMPORTANT INFORMATION CONCERNING THESE PARTICULARS

None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

ANTI MONEY LAUNDERING

Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. Facial recognition will be offered at a charge of £25 plus vat per person.

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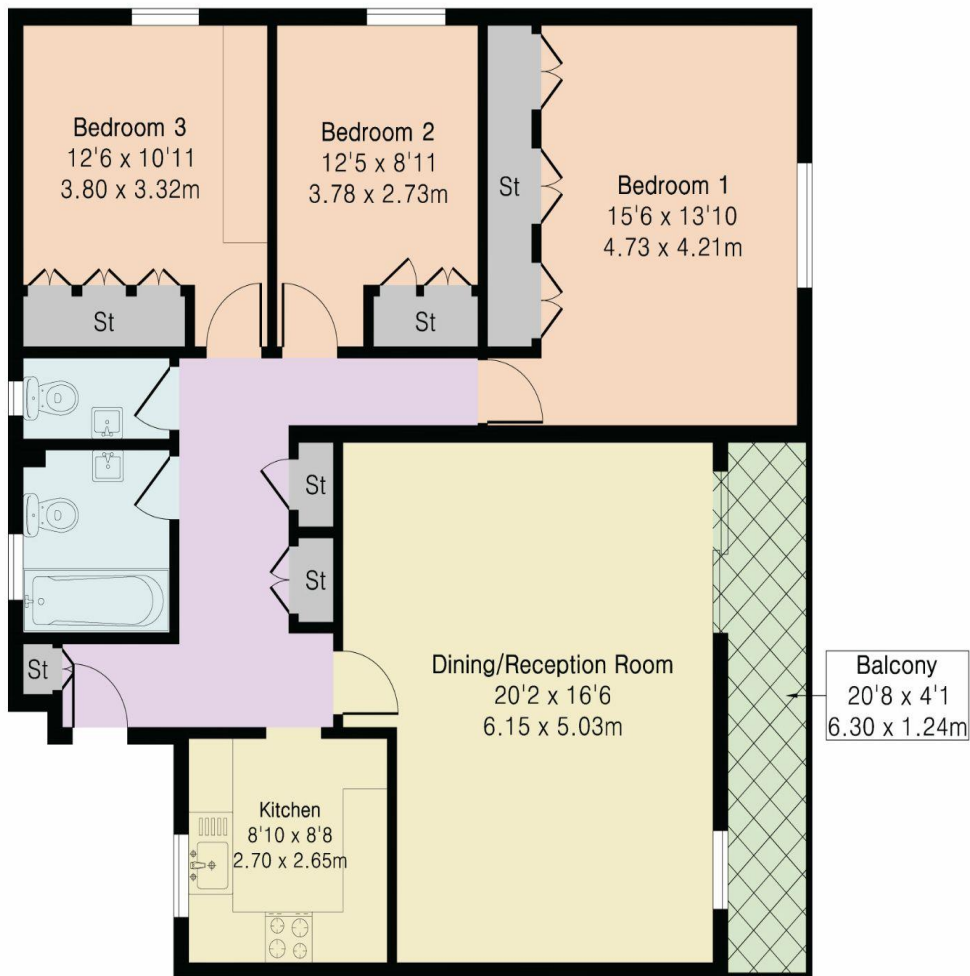
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Approximate Gross Internal Area 1107 sq ft - 103 sq m



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

