



BRITISH
PROPERTY
AWARDS

2021
2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BARNET



£315,000

TENURE : LEASEHOLD

Leicester Road, New Barnet EN4

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

**2 DOUBLE BEDROOM
GROUND FLOOR**

RETIREMENT FLAT

QUIET LOCATION

COMMUNAL GARDENS

COMMUNAL PARKING

CHAIN FREE

Mantlestates

2A Church Hill Road, East Barnet, EN4 8TB

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Website: <https://mantlestates.com/>



Located at Argent Court, Leicester Road, New Barnet, this two-bedroom ground floor flat is designed for retirement living in a peaceful setting. The property comprises two double bedrooms, a bathroom, and a reception room, providing ample space for comfortable living. The kitchen is fitted with modern appliances, ensuring functionality and convenience.

The flat benefits from access to communal gardens, offering a pleasant outdoor space for relaxation. Communal parking is available, adding to the convenience for residents and visitors. The property is offered chain-free, simplifying the purchasing process.

Situated in New Barnet, the flat enjoys a quiet location while being within reach of local amenities. The area offers a range of shops, dining options, and services, catering to daily needs and leisure activities. Public transport links are accessible, providing connectivity to surrounding areas.

This retirement flat presents a practical living solution, combining comfort and convenience in a desirable location. The property is equipped with essential features for a relaxed lifestyle, making it an attractive option for those seeking a retirement home.

ENTRANCE HALL: 6' 11" x 17' 05" (2.11m x 5.31m)

Carpet, electric heater, 2 x storage cupboards.

STORAGE CUPBOARD 1: 7' 4" x 3' (2.24m x 0.91m)

STORAGE CUPBOARD 2: 5' 6" x 2' 9" (1.68m x 0.84m)

LOUNGE: 21' 11" x 10' 9" (6.68m x 3.28m)

Double-glazed window to front aspect, electric feature fireplace, carpet.

KITCHEN: 7' 4" x 7' 9" (2.24m x 2.36m)

Double-glazed window to front aspect, wall and floor standing units, electric hob, electric oven, sink drainer with mixer tap, fitted washing machine, fitted fridge freezer.

BEDROOM ONE: 16' 10" x 9' 3" (5.13m x 2.82m)

Double-glazed window to the front aspect, carpets, storage heater.

SHOWER ROOM: 9' 3" x 6' 9" (2.82m x 2.06m)

Wash hand basin in vanity unit, low-level flush water closet, double walk-in shower cubicle, tiled walls, tiled flooring.

BEDROOM TWO: 14' 4" x 9' 5" (4.37m x 2.87m)

Double-glazed window to front aspect, carpet, fitted wardrobes, storage heater

COMMUNAL AREAS:

Lounge. Gardens. Parking. Luandry Room.

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