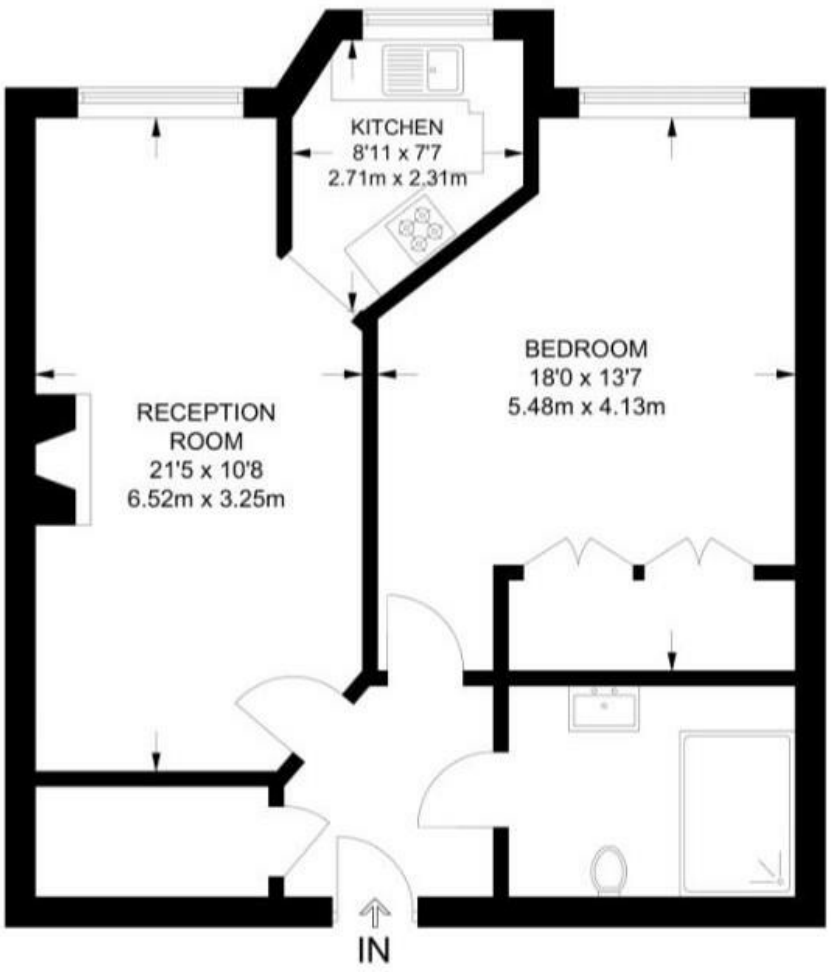
ANDREW WARD EST. 1988
ESTATE AGENTS

£149,950 | Leasehold

ARGENT COURT, 34 LEICESTER ROAD, BARNET EN5 5FL





APPROXIMATE GROSS INTERNAL AREA
611 SQ FT / 56.8 SQ M

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Disclaimer: "These property particulars, including floor plans, are set out as a general outline only for guidance and DO NOT constitute any part of an offer or contract. Any purchaser or other must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are given as approximate, no survey or testing of appliances has been carried out. No employee of Andrew Ward Estate Agents has the authority to make or give any representation or warranty in respect of the property."

All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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Property Overview

Retirement Apartment over 60's

Stunning One-Bedroom apartment just moments from New Barnet Station. This stylish home offers the perfect blend of comfort, convenience, and modern living.

A beautifully presented second-floor one-bedroom apartment, constructed by renowned developers McCarthy & Stone, has been thoughtfully refurbished to an exceptional standard throughout

The property offers over 600 sq. ft. of bright and spacious accommodation, featuring a generous 22ft reception room, a brand-new contemporary tiled kitchen with electric oven, hob, dishwasher and ample storage. The apartment also features a modern new fully tiled bathroom finished to a high standard with a shower, WC, basin and heated towel rail.

Designed exclusively for residents aged 60 and over, this superb apartment forms part of a well-maintained development with a welcoming community atmosphere, lift access, and easy reach of local shops, cafés, and transport links.





Property Features

- RECEPTION ROOM - 21'5 x 10'8
- BEDROOM - 18' x 13'7
- COMMUNAL GARDENS
- AUDIO DOOR ENTRY
- KITCHEN - 8'11 x 7'7
- BATHROOM
- HOUSE MANAGER
- LIFT

Agents Notes

Features include a house manager, 24 hour care line system, a deep storage cupboard, electric heating and double glazed windows. lift, laundry room, an inviting communal lounge, plus a quiet and peaceful communal garden.
Lease remaining: Approximately 108 years
Service Charge: Circa £2,500 p.a
Ground Rent: Circa £500 p.a
Council Tax Band: D
EPC Rating: C