



ARGENT COURT, 34 LEICESTER ROAD, BARNET EN5 5FL

£185,000 | Leasehold

ANDREW WARD EST. 1988  
ESTATE AGENTS



## 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.

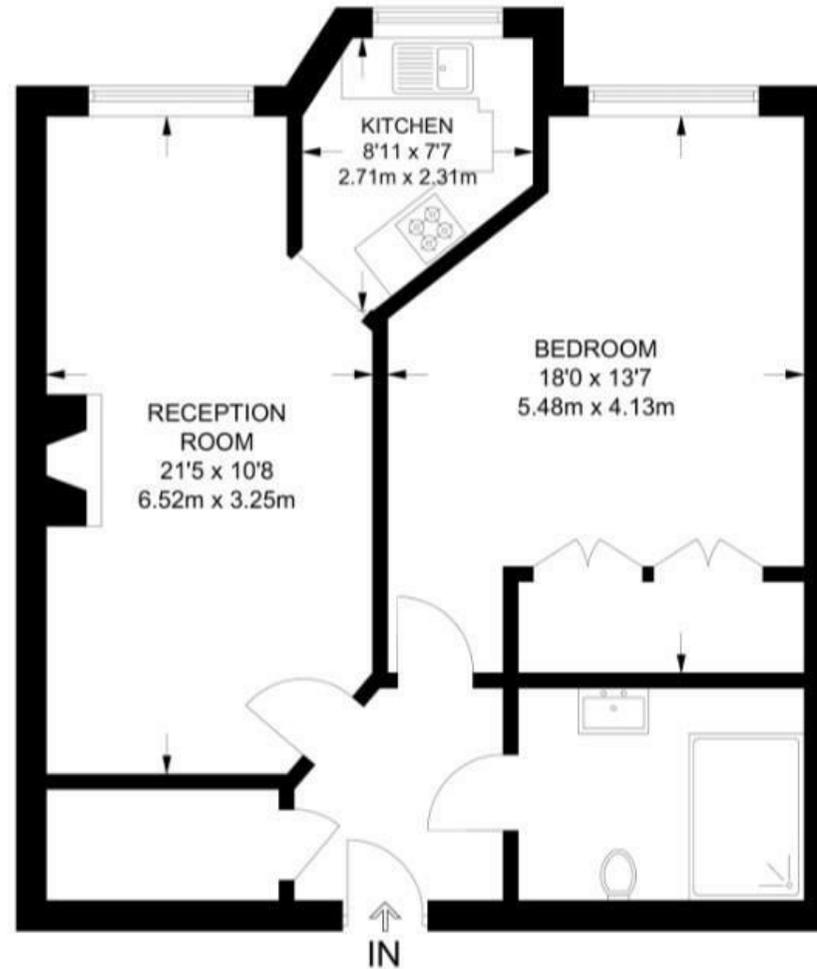
Lease remaining: Approximately 108 years

Service Charge: Circa £2,500 p.a

Ground Rent: Circa £500 p.a

Council Tax Band: D

EPC Rating: C



APPROXIMATE GROSS INTERNAL AREA  
611 SQ FT / 56.8 SQ M

## Contact us

175 High Street, Barnet, Herts, EN5 5SU  
020 8441 6000 | [barnet@andrewward.co.uk](mailto:barnet@andrewward.co.uk)

[www.andrewward.co.uk](http://www.andrewward.co.uk)

## Our Offices

**BARNET**  
175 High Street, Barnet EN5 5SU  
Tel: 020 8441 6000  
Email: [barnet@andrewward.co.uk](mailto:barnet@andrewward.co.uk)

**BROOKMANS PARK**  
35 Bradmore Green, Brookmans Park AL9 7QR  
Tel: 01707 649779  
Email: [brookmanspark@andrewward.co.uk](mailto:brookmanspark@andrewward.co.uk)

**POTTERS BAR**  
149 High Street, Potters Bar EN6 5BB  
Tel: 01707 657181  
Email: [pottersbar@andrewward.co.uk](mailto:pottersbar@andrewward.co.uk)

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