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£185,000

TENURE : LEASEHOLD

Masefield Court, Leicester Road, BARNET, EN5 5DA

Bedrooms : 0

Bathrooms : 1

Reception Rooms : 1

STUDIO FLAT

**FIRST FLOOR FLAT LOCATED
AT THE REAR OF THE
BUILDING**

**WATER RATES & BUILDING
INSURANCE INCLUSIVE IN
SERVICE CHARGES**

**978 YEARS LEASE
REMAINING**

PARKING

CHAIN FREE

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Masefield Court is a studio flat situated on the first floor at the rear of the building on Leicester Road, Barnet. The accommodation comprises an entrance hall, a main reception and sleeping area, a separate fitted kitchen and a shower room. The property is offered chain-free and benefits from approximately 978 years remaining on the lease. Water rates and building insurance are included within the service charges, and parking is available within the communal parking area serving the development.

The entrance hall provides access to the principal rooms and includes a storage cupboard and the front door leading to the communal areas of the building. The main reception and sleeping room is a spacious single room with a broad rear-facing window overlooking the communal grounds and parking area. The room has fitted carpet, painted walls, electrical points and an electric storage heater. Its layout provides space for both living and sleeping furniture, with access to the kitchen and hallway from the room.

The separate kitchen is fitted with a range of wall-mounted and base-level units, wood-effect work surfaces and tiled splashbacks. It includes a stainless-steel sink with drainer and mixer tap, an electric hob, an electric oven and an extractor hood. Integrated or under-counter space is provided for appliances, including a washing machine, and there is additional space for a refrigerator or freezer. The kitchen has tiled flooring and the worktop arrangement provides preparation and storage areas along two sides of the room.

The shower room is fully tiled and fitted with a glazed shower enclosure, electric or mixer shower fittings, a wash basin set within a vanity unit and a WC. It also includes tiled flooring, a wall-mounted mirror and a heated towel rail or similar bathroom heating provision. The room is accessed from the entrance hall.

Masefield Court is a purpose-built residential development arranged around communal parking and landscaped or grassed areas. The property is located at the rear of the building and has views across the surrounding communal parking area and nearby rooftops from the main window. Parking is provided within the communal area, subject to the arrangements applying to the development. The building has covered access through the central section, communal external areas and shared refuse storage facilities.

The property is situated on Leicester Road in Barnet, within a residential area identified by the postcode EN5 5DA. The address provides access to the local surroundings of Barnet, with the development positioned close to residential streets and established properties. Nearby places and amenities should be verified by prospective purchasers according to their specific requirements and preferred routes.

The Energy Performance Certificate records a current energy efficiency rating of B with a score of 81 and a potential rating of B with a score of 84. The environmental impact rating is recorded as A, with a current score of 93 and a potential score of 94. Masefield Court, Leicester Road, Barnet, EN5 5DA.

ENTRANCE HALL: 3' 10" x 3' 04" (1.17m x 1.02m)
Carpet.

SHOWER ROOM: 5' 09" x 4' 03" (1.75m x 1.30m)
(5'09" x 4'03") x (2'04" x 2'03") Low-level flush water closet, wash hand basin in vanity unit, tiled walls, walk-in shower cubicle, tiled flooring.

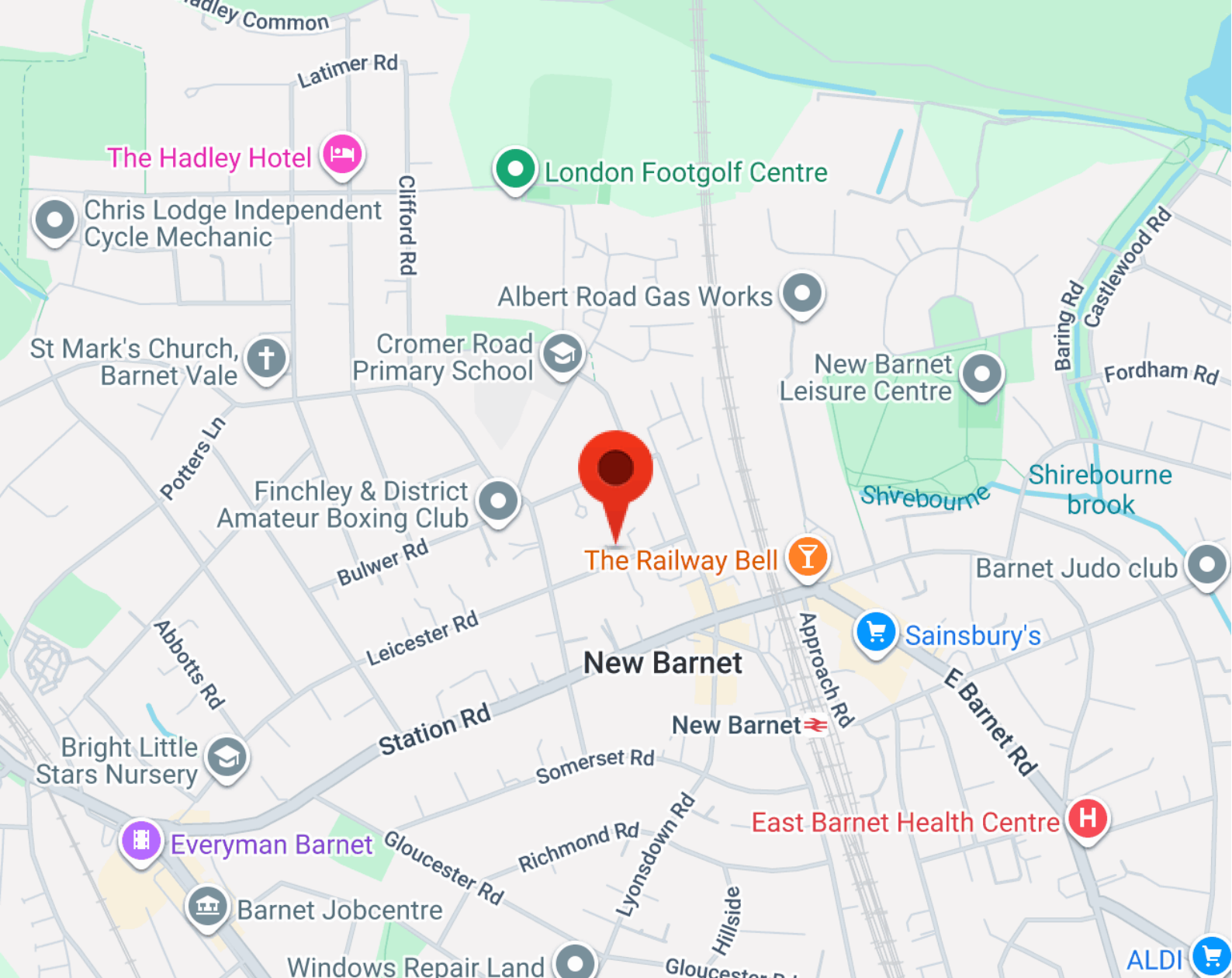
STUDIO/LOUNGE: 10' 08" x 16' 04" (3.25m x 4.98m)
Double-glazed window to rear aspect, storage heater, carpet.

STORAGE CUPBOARD: 2' 03" x 3' 02" (0.69m x 0.97m)
Hot water cylinder.

KITCHEN: 6' 09" x 6' 06" (2.06m x 1.98m)
Wall- and floor-standing kitchen units, stainless steel sink drainer with mixer tap, plumbed for washing machine







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
England, Scotland & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) 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, Scotland & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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