



**BRITISH  
PROPERTY  
AWARDS**

**2021**



**GOLD WINNER**

ESTATE AGENT  
IN BARNET



**£325,000**

**TENURE : LEASEHOLD**

**Goodwin Court, Church Hill Road, East Barnet EN4**

**Bedrooms : 1**

**Bathrooms : 1**

**Reception Rooms : 1**

**1 BEDROOM RETIREMENT  
FLAT IN GOODWIN COURT  
(1ST FLOOR)**

**EMERGENCY PULL CORDS IN  
EVERY ROOM**

**OPTIONAL EXTRA CARE  
AVAILABLE**

**2 LIFTS IN BLOCK**

**WHEEL CHAIR ACCESSIBLE**

**COMMUNAL GARDENS AND  
RESTAURANTS**

**Mantlestates**

**2A Church Hill Road, East Barnet, EN4 8TB  
office@mantlestates.com | 0208 275 1555**

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



1 Bedroom Retirement Flat in GOODWIN COURT on the First Floor overlooking communal gardens at the rear. Emergency pull cords in all rooms, Extra care optional, 2 in-block lifts, Juliette balcony. Also offering Communal TV Room Garden Room & Restaurant, Allocated off-street parking, Hairdressing facilities, Short walk to East Barnet shops, restaurants, Oak Hill park & local bus routes. CHAIN FREE

**ENTRANCE HALL:**

Coving to ceiling, carpet, storage cupboard, and emergency pull cord.

**LOUNGE:** 14' 09" x 11' 08" (4.50m x 3.56m)

Double glazed window to side aspect, Juliette balcony, carpet, emergency pull cord.

**KITCHEN:** 9' 06" x 8' 07" (2.90m x 2.62m)

Double glazed window to side aspect, wall and base units, electric hob, electric oven, extractor, fitted fridge freezer, washing machine, dishwasher, emergency pull cord.

**BEDROOM:** 14' 09" x 10' 00" (4.50m x 3.05m)

Double-glazed window to rear aspect, carpet, emergency pull cord.

**BATHROOM:**

Wash hand basin, low-level flush water closet, panel bath with shower, part tiled walls, tiled floor, emergency pull cord.

**Mantlestates**

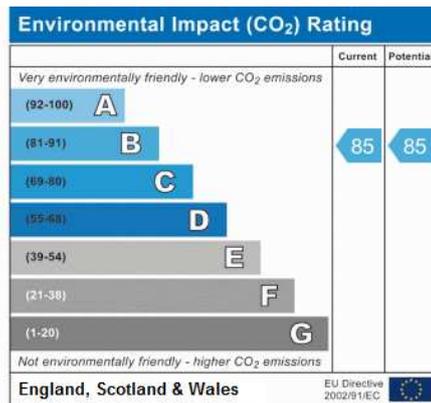
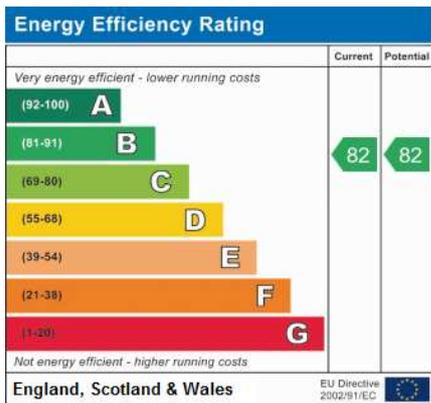
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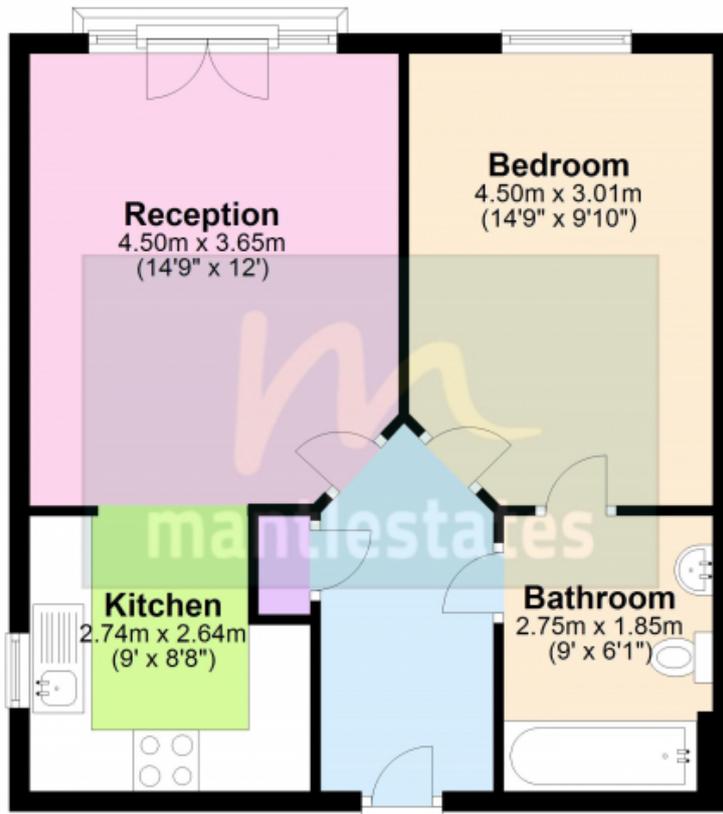
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**Total area: approx. 47.9 sq. metres (515.6 sq. feet)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or representation. The floor plan is for illustrative purposes only and should be used as such by any prospective Purchaser.