






**£279,950**

**TENURE : SHARE OF FREEHOLD**

## St. Marthas Court, Wood Street, High Barnet EN5

**Bedrooms : 1** **Bathrooms : 1** **Reception Rooms : 1**

- **SET IN QUIET LOCATION**
- **OVERLOOKING COMMUNAL GARDENS**
- **EASY ACCESS TO HIGH BARNET TUBE & BUS ROUTES**
- **SHORT WALK TO BARNET GENERAL HOSPITAL & SPIRES SHOPPING FACILITIES**
- **SHARE OF FREEHOLD**

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

Located in the quiet setting of St. Marthas Court, Barnet, this 1-bedroom, 1-bathroom flat offers a comfortable living space with a reception area. The property is on the first floor and provides views over well-maintained communal gardens, creating a serene atmosphere for residents. The flat includes a modern kitchen equipped with essential appliances, including a gas hob and oven, with ample storage space provided by fitted cabinets. The bathroom is fitted with a bathtub, complemented by a contemporary sink and toilet.

The flat's location ensures easy access to public transport, with High Barnet tube and bus routes nearby, making commuting straightforward. Additionally, Barnet General Hospital and Spires Shopping Facilities are within walking distance, offering convenience for healthcare and shopping needs. The property also includes a share of the freehold, adding to its appeal.

The communal gardens provide a pleasant outdoor space for relaxation, while the surrounding area offers various amenities. The proximity to public transport links and local facilities makes this flat an attractive option for those seeking a well-connected home in Barnet. The property's energy performance is efficient, ensuring comfortable living conditions throughout the year.

**ENTRANCE HALL:** *5' 10" x 4' 04" (1.78m x 1.32m)*
Carpet, entry phone.

**KITCHEN/LOUNGE OPEN PLAN** *15' 09" x 12' 01" (4.80m x 3.68m)*
KITCHEN AREA: wooden sash window to side aspect, wall and floor standing kitchen units, gas hob, electric oven, extractor, stainless steel sink drainer with mixer tap, fitted washing machine, part tiled walls, tiled flooring, spot lights. LOUNGE AREA: wooden sash window to front aspect, carpet, radiator.

**BEDROOM:** *15' 04" x 7' 04" (4.67m x 2.24m)*
2 x wooden sash windows to the side aspect, carpet, radiator.

**BATHROOM:** *11' 05" x 5' 06" (3.48m x 1.68m)*
Heated towel, panel bath with mixer tap and mixer shower, part tiled walls, tiled flooring, extractor, wash hand basin with mixer tap, low level flush water closet.

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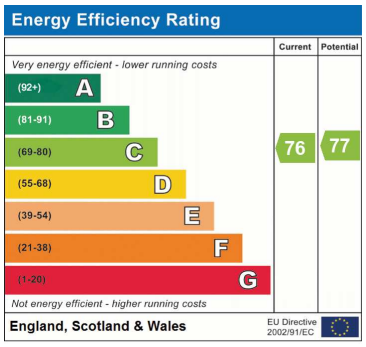






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