



**BRITISH
PROPERTY
AWARDS**

**2021
2024**

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BARNET



£229,000

TENURE : LEASEHOLD

Hastings Close, Leicester Barnet EN5

Bedrooms : 1

Bathrooms : 1

Reception Rooms : 1

ONE BEDROOM FLAT

GAS CENTRAL HEATING

GROUND FLOOR

**DIRECT ACCESS TO
COMMUNAL GARDEN**

DOUBLE GLAZED

COMMUNAL PARKING

Mantlestates

2A Church Hill Road, East Barnet, EN4 8TB

office@mantlestates.com | 0208 275 1555

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



Mantlestates are pleased to offer this ONE-BEDROOM GROUND FLOOR FLAT set in a quiet location and with off-street parking. Located within easy access to New Barnet Train Station, Gymnasium & Shopping facilities. Boasting direct access to a communal garden, double-glazed & gas central heating. OFFERED CHAIN FREE.

ENTRANCE HALL: 11' 07" x 2' 09" (3.53m x 0.84m)

(11'07" x 2'09") x (8'09" x 3'00") Tiled flooring, radiator, 2 x storage cupboards one housing gas central heating boiler.

LOUNGE: 13' 04" x 8' 02" (4.06m x 2.718m)

Double-glazed window to front aspect, laminated flooring, radiator, storage cupboard.

KITCHEN: 8' 09" x 4' 07" (2.67m x 1.40m)

Double-glazed door to garden, wall and floor standing kitchen units, sink with mixer tap, plumbed washing.

SHOWER ROOM: 5' 05" x 6' 02" (1.65m x 1.88m)

Double-glazed window to rear aspect, tiled flooring, tiled walls, walk-in shower with mixer tap, pedestal wash hand basin with mixer tap, heated towel rail, low-level flush water closet.

BEDROOM: 7' 08" x 7' 00" (2.34m x 2.13m)

Double-glazed window to rear aspect, tiled flooring, radiator.

EXTERNAL AREAS:

Communal parking, communal gardens.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	75
(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	

Address: Hastings Close, Leicester Barnet EN5

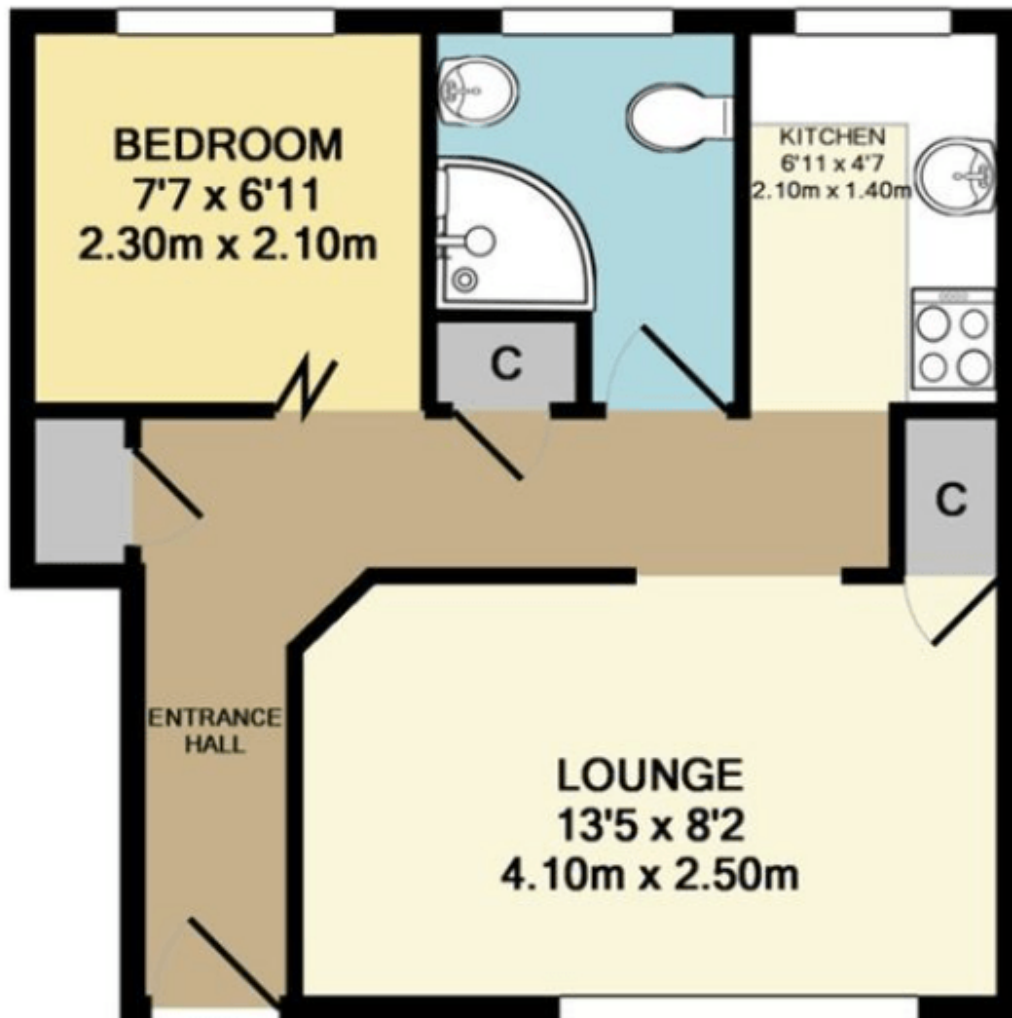
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TOTAL APPROX. FLOOR AREA 336 SQ.FT. (31.2 SQ.M.)