



KENLEY CLOSE, PARK ROAD, NEW BARNET, EN4

A SPACIOUS & WELL PROPORTIONED 1 DOUBLE BEDROOM PURPOSE BUILT GROUND FLOOR FLAT IN A PURPOSE BUILT BLOCK, IN NEED OF SOME UPDATING. FRONT FACING, WITH COMMUNAL GARDENS & GARAGE TO THE REAR. Conveniently Located for New Barnet BR Station & Local Facilities, with Cockfosters also within close proximity.

The Property Comprises of a 25'ft Open Plan Living/Dining/Fitted Kitchen, Oak Effect Flooring, a Double Bedroom with Fitted Wardrobes, Alongside a Bathroom with a Walk in Shower. Also benefitting from Double Glazed Windows Throughout, an Entryphone System, Gas Central Heating, Communal Gardens and a Garage En Bloc. 988 Year Lease with Reasonable Outgoings. Offered Chain Free & within the catchment of excellent local schools. Viewing is highly recommended.



ACCOMMODATION

* CHAIN FREE * GROUND FLOOR PURPOSE BUILT FLAT * SPACIOUS ENTRANCE HALL * 25FT OPEN PLAN KITCHEN / LIVING ROOM * ONE DOUBLE BEDROOM * SHOWER ROOM * COMMUNAL GARDENS * GARAGE EN BLOC * 988 YRS LEASE & SHARE OF FREEHOLD * IN NEED OF SOME UPDATING *

* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING, ENTRY PHONE SYSTEM

PRICE: £279,950 LEASEHOLD - SHARE OF FREEHOLD OFFERS IN

HALLWAY:

L-Shaped Hall From Front Door Giving Access to the Living Room, Bedroom & Bathroom with Oak Effect Flooring, Radiator and Entryphone

OPEN PLAN LIVING ROOM/FITTED KITCHEN: 25'2" x 11'72" (7.67m x 3.35m)
Double Glazed Window To Front With Radiator to Front, Oak Effect Flooring, Radiators



RECEPTION AREA:

A different aspect showing the reception area. Bright and Spacious.



FITTED KITCHEN/DINER:

Double Glazed Window to Side, Oak Effect Flooring, Fitted Kitchen with Wall & Base Units, Plumbed for Washing Machine, Tumble Dryer & Space for Electric Oven. Extractor Fan



**DOUBLE BEDROOM: PIC. 1 14'01" x 9'10" (4.29m x 3.00m)
Double Glazed Window to Front with Radiator Beneath. Carpeted.**



DOUBLE BEDROOM: PIC. 2



BATHROOM: 7'16" x 6'02" (2.13m x 1.88m)

Part Tiled Walls, Vinyl Flooring, Walk In Shower Cubicle, Low Flush W/C, Wash Hand Basin, Heated Towel Rail.

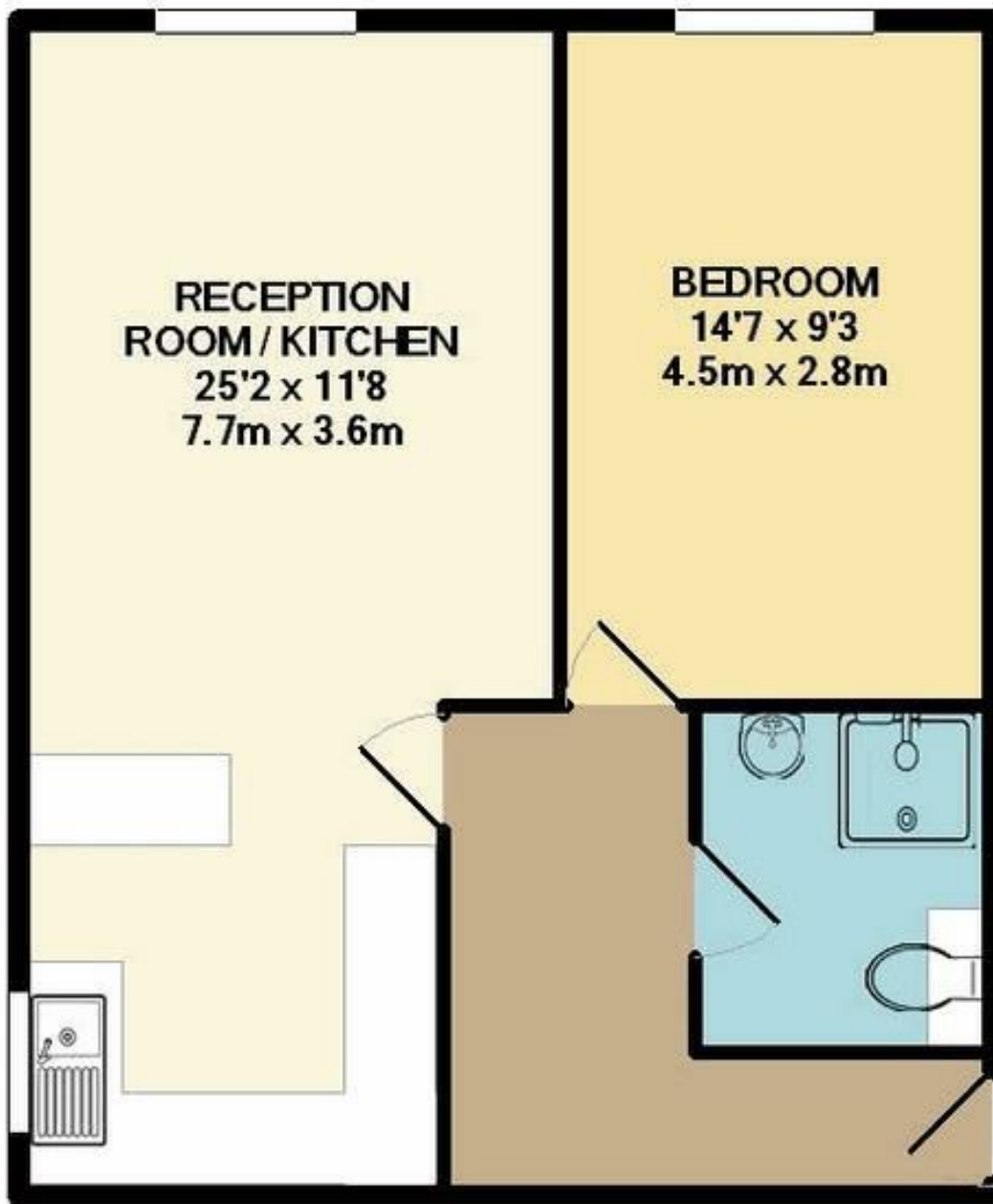


**COMMUNAL GARDENS TO REAR:
Mainly Laid to Lawn with Easy Access from the Side.**



GARAGE EN BLOC:





TOTAL APPROX. FLOOR AREA 523 SQ.FT. (48.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
EU Directive 2002/91/EC		71	76
England & Wales			

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



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.