



9 RICHARD COURT ALSTON ROAD, BARNET EN5 4EZ

Reduced To £349,950 | Leasehold

ANDREW WARD EST. 1988
ESTATE AGENTS



Property Overview

* SUPERB PRICE * NEW 99 YEAR LEASE * REDUCED TO SELL *

Purpose built, Two bedroom, (one double) top floor apartment situated in the heart of High Barnet and is in close proximity to the spires shopping.

The property comprises of a bright and spacious reception room, a separate traditional shaker style kitchen, one large double bedroom with fitted wardrobes, a single bedroom and a good sized family bathroom with double width shower. The property is larger than it looks and has been very well maintained.





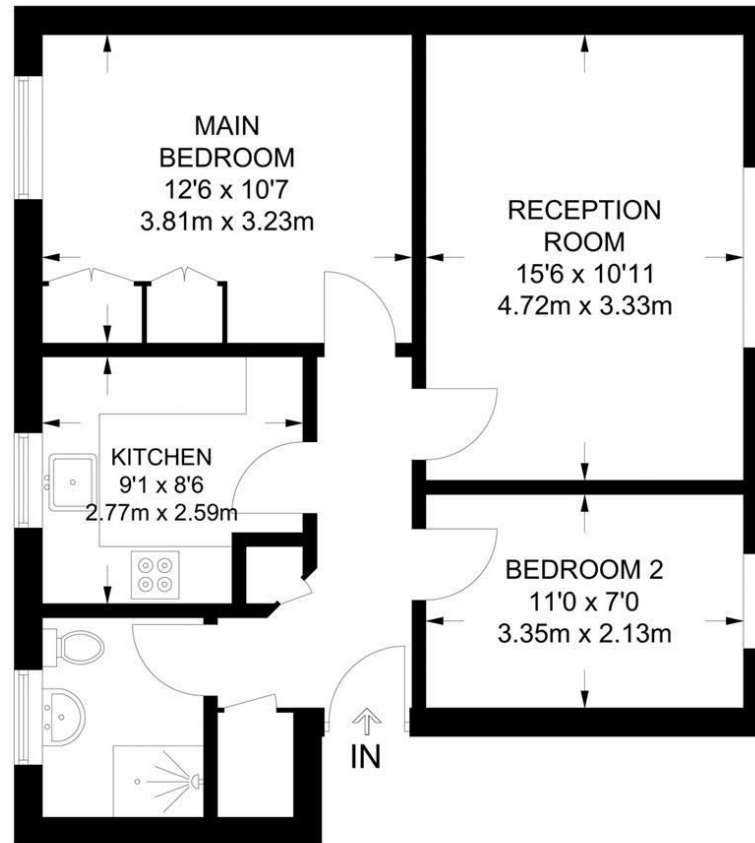
Property Features

- LIVING ROOM- 10'11 X 15'6
- KITCHEN- 8'6 X 9'1
- BATHROOM- 6'10 X 5'5
- COMMUNAL GARDENS
- AUDIO ENTRY PHONE
- BEDROOM 1- 10'7 X 12'6
- BEDROOM 2- 11 X 7'
- EXCELLENT LOCATION
- 99 YEAR LEASE BEING ADDED
- LEASEHOLD

Agents Notes

Further benefits include a very well maintained communal gardens and audio entry phone. High Barnet tube station (Northern Line) is less than half a mile that has direct access into London. Lease: 43 years
EPC Rating: D
Council Tax Band: C
Service Charge: £1000 p.a (approx.)

APPROXIMATE FLOOR AREA = 599 SQ FT / 55.7 SQ M



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential) FOXTONS.CO.UK



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Disclaimer: "These property particulars, including floor plans, are set out as a general outline only for guidance and DO NOT constitute any part of an offer or contract. Any purchaser or other must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are given as approximate, no survey or testing of appliances has been carried out. No employee of Andrew Ward Estate Agents has the authority to make or give any representation or warranty in respect of the property."

All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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