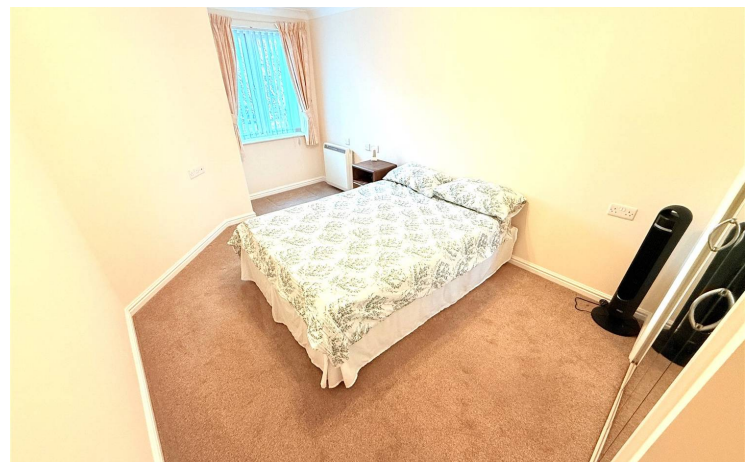


Chas R

L O W E

Est. 1876

Flat 24, Argent Court, 2 Leicester Road – EN5 5FL
£120,000 Leasehold



info@chaslowe.com

020 8440 6449

www.chaslowe.com

10 Church Hill Road East Barnet Herts EN4 8TB



Access via security Entryphone system. Lift to first floor

ENTRANCE HALL:

Airing cupboard with pressurised water cylinder and shelving and light, coving to ceiling, care line.

RECEPTION ROOM 21'8 x 10'9 narrowing to 6'3 in dining area.

Double glazed window overlooking front, wall mounted electric heater, electric fire with surround, TV aerial point, power points, coving to ceiling, doors to kitchen.

FITTED KITCHEN 7'7 x 8'3 max

Base and eye level units, roll top work surfaces to three sides, stainless steel sink and drainer, electric hob, extractor fan, electric oven and microwave, partly tiled walls, integrated fridge and freezer, double glazed window overlooking front.

BEDROOM 13'7 into bay x 9'2

Double glazed window overlooking front, wall mounted electric heater, power points, built in wardrobe, coving to ceiling.

BATH ROOM : low level flush WC, bath with grab handles thermotactic shower, tiled walls, vanity unit with wash hand basin, extractor fan.

LEASEHOLD : 125 years from 1 June 2007

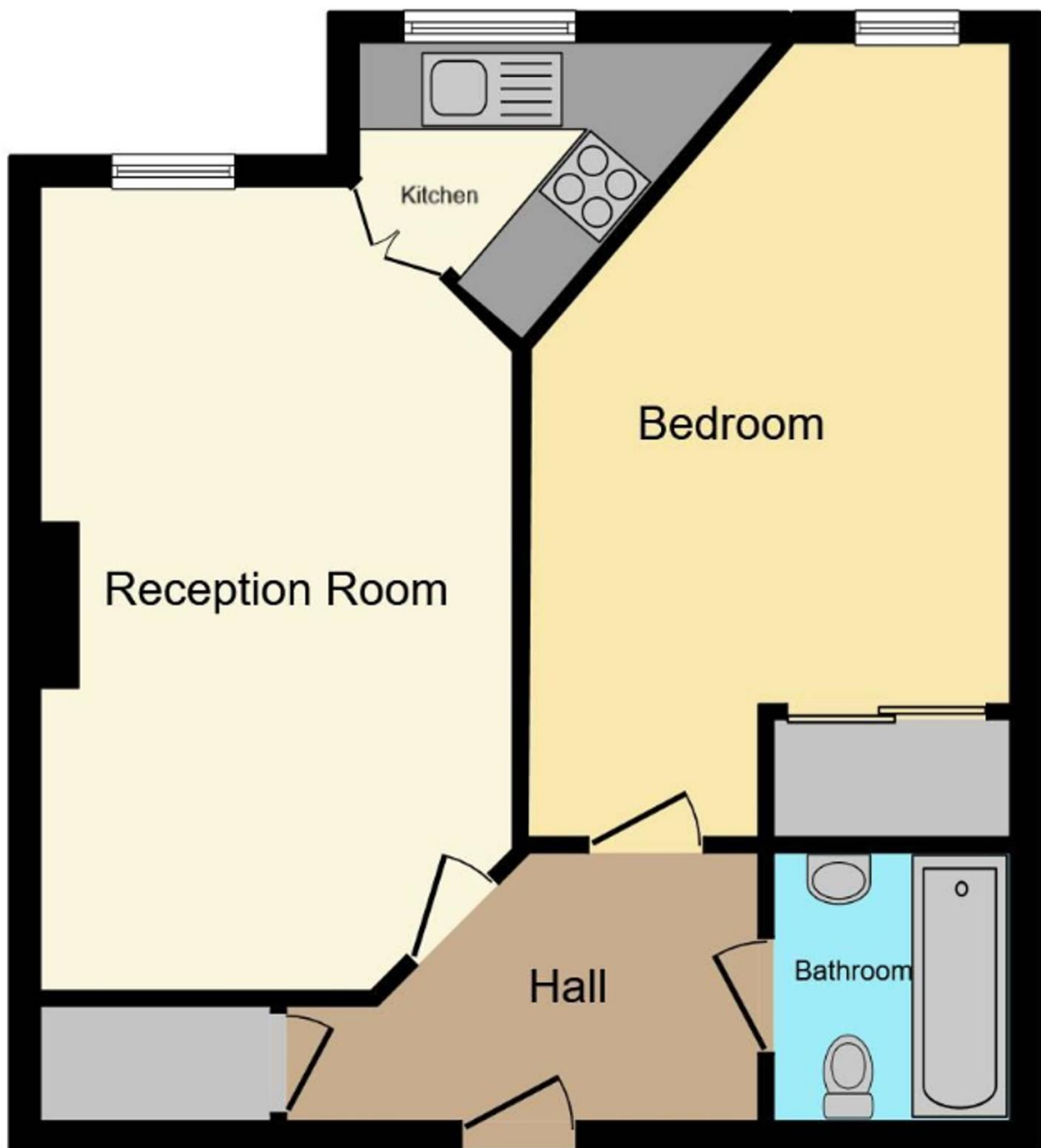
(106 years remaining)

SERVICE CHARGE: 1 March - 30 August 2025 £1529.45

GROUND RENT : £494 pa







APPROXIMATE GROSS INTERNAL AREA
611 SQ FT / 56.8 SQ M

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	87	88
(69-80)	C		
(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	



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. 2/3/2028

1. Money Laundering Regulations

In accordance with the requirements of the Money Laundering Regulations, prospective purchasers will be required to provide satisfactory proof of identification at a later stage in the transaction. Your cooperation in providing the requested documentation promptly will assist in preventing any delay in the progression of the sale.

2. General Information

Whilst every effort has been made to ensure that the sales particulars are fair, accurate, and reliable, they are provided for general guidance only and do not constitute part of any offer or contract. Should any matter be of particular importance to you, please contact our office and we will endeavour to verify the relevant information for you, particularly if you are intending to travel a considerable distance to view the property.

3. Measurements

All measurements, dimensions, and floor areas provided within these particulars are approximate and are supplied for guidance purposes only. They should not be relied upon as precise measurements and must not be treated as statements of fact.

4. Services and Appliances

Please note that we have not tested any services, systems, equipment, or appliances at the property. Accordingly, prospective purchasers are strongly advised to arrange their own independent surveys, inspections, and service reports prior to finalising any offer to purchase.

5. Disclaimer

These particulars are issued in good faith; however, they do not constitute representations of fact and shall not form part of any offer or contract. All information contained herein should be independently verified by prospective purchasers or tenants. Neither Sequence (UK) Limited nor any of its employees or agents has the authority to make or give any representation or warranty whatsoever in relation to this property.

Anti-Money Laundering (AML)

Chas R Lowe Estates is required to carry out Anti-Money Laundering (AML) checks on buyers and sellers in accordance with applicable money laundering regulations. These checks must be satisfactorily completed before we can proceed with the transaction.

Where any part of a buyer's purchase funds is provided as a gift, each individual providing gifted funds will also be required to undergo AML checks.

We use Coadjute's Assured Compliance service to undertake these checks. A fee of £55.00 plus VAT per individual applies to each AML check conducted.

Once the AML check has been carried out, the fee is non-refundable, regardless of the outcome of the check or whether the sale proceeds to completion. This includes circumstances where an individual does not pass the checks or the sale falls through.