



FLAT 17 ARGENT COURT, LEICESTER ROAD, BARNET EN5 5FL

Guide Price £279,950 | Leasehold

ANDREW WARD^{EST 1988}
ESTATE AGENTS



Property Overview

Built by renowned developers McCarthy & Stone is this very well presented first floor two double bedroom retirement apartment in Leicester Road.

The property comprises of a bright and spacious 24ft reception room, a separate kitchen featuring induction hob and integrated microwave, a bathroom with large shower tray and window.

The development includes house manager, 24 hour care line system, lift, laundry room, an inviting communal lounge, plus a quiet and peaceful communal garden.

The property is exclusively for people over 60 years of age.





Property Features

- RECEPTION ROOM - 24' x 10'1
- KITCHEN - 7'10 x 9'5
- BATHROOM - 5'6 x 6'9
- COMMUNAL LOUNGE
- VIDEO DOOR ENTRY
- BEDROOM 1 - 15'7 x 9'2
- BEDROOM 2 - 11'8 x 9'3
- COMMUNAL GARDENS
- HOUSE MANAGER
- LIFT

Agents Notes

Further features include walk in wardrobes, deep storage cupboards, electric heating, double glazed windows and residents parking.

We understand lease remaining is approximately 107 years

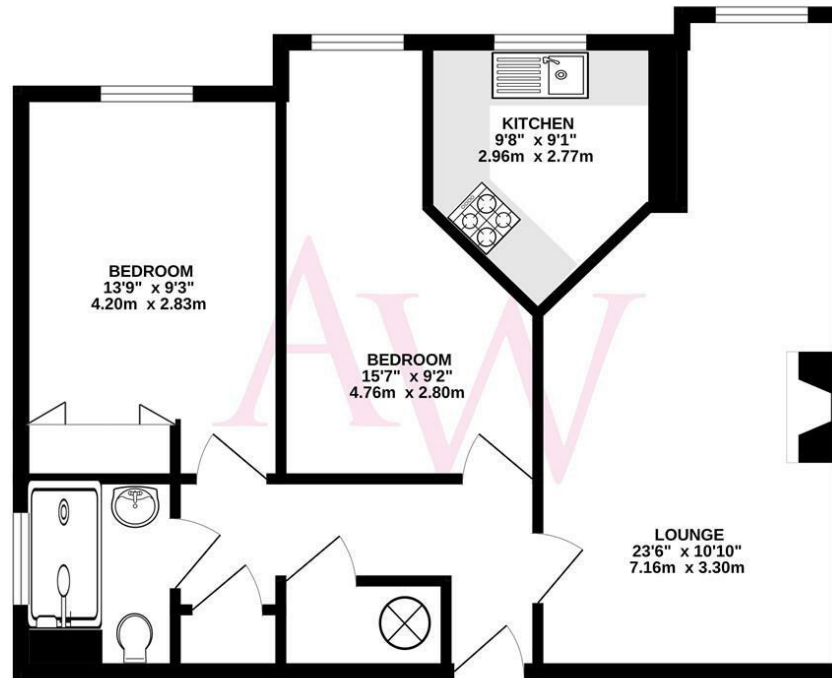
Service charge: £4,412.73 PA

Ground Rent: £595

Council Tax Band: E

EPC: B

FIRST FLOOR
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA: 632 sq.ft. (58.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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