



9 RICHARD COURT ALSTON ROAD, BARNET EN5 4EZ

Reduced To £335,000 | 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.





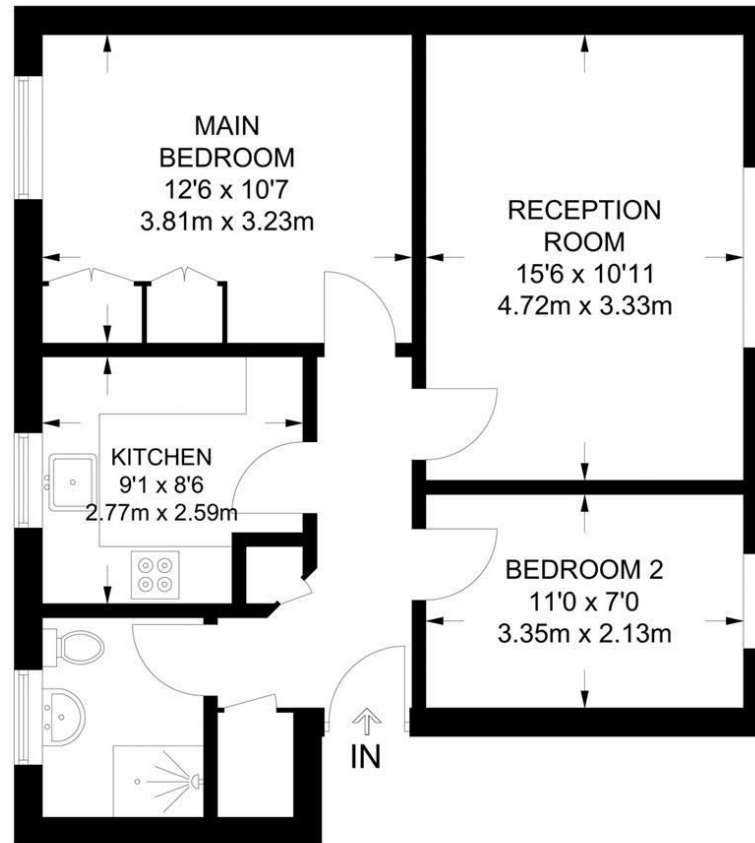
## Property Features

- 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: 99 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



## Contact us

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

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