



15 DUNCAN CLOSE, BARNET EN5 5JJ

Asking Price £339,950 | Share of Freehold

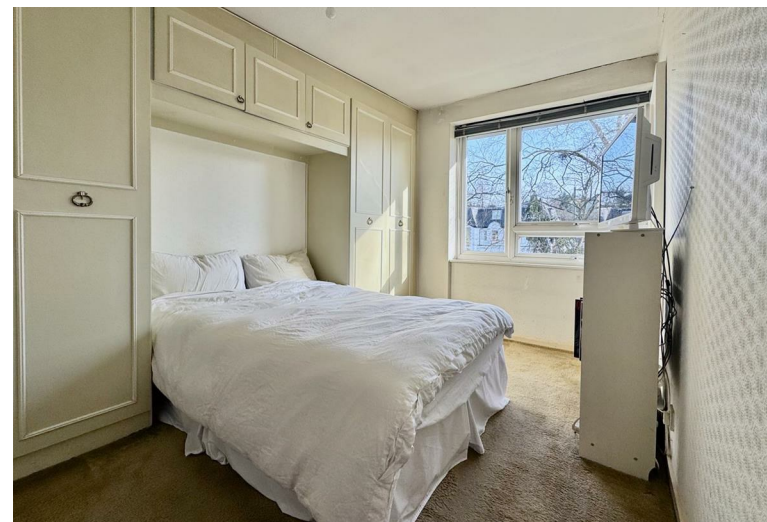
ANDREW WARD<sup>EST. 1988</sup>  
ESTATE AGENTS





## Property Overview

**\*SHARE OF FREEHOLD\*** Introducing this very well presented two bedroom second floor purpose built apartment situated in the quiet residential cul-de-sac, Duncan Close which includes a garage and private parking. The property comprises of a bright and spacious living room which is fully carpeted and features two good sized windows, venetian blinds and spotlights. A stylish galley styled kitchen which includes granite worktops, De Dietrich oven and hob, Alno kitchen cupboards, NEFF washer/dryer, Beko fridge freezer, spotlights, porcelain tiled flooring and which enjoys superb far reaching views over Barnet. A good sized master bedroom with fitted wardrobes, a second double bedroom and a well maintained fully tiled three piece bathroom suite.







## Property Features

- LIVING ROOM- 16'2 X 13'11
- KITCHEN - 14'11 X 5'5
- BATHROOM - 6'4 X 5'3
- ALLOCATED PARKING SPACE
- BEDROOM 1- 12'11 X 9
- BEDROOM 2 - 13'0 X 7'11
- GARAGE
- SUPERB VIEWS

## Agents Notes

Further benefits include extra storage cupboards and telephone entry system.

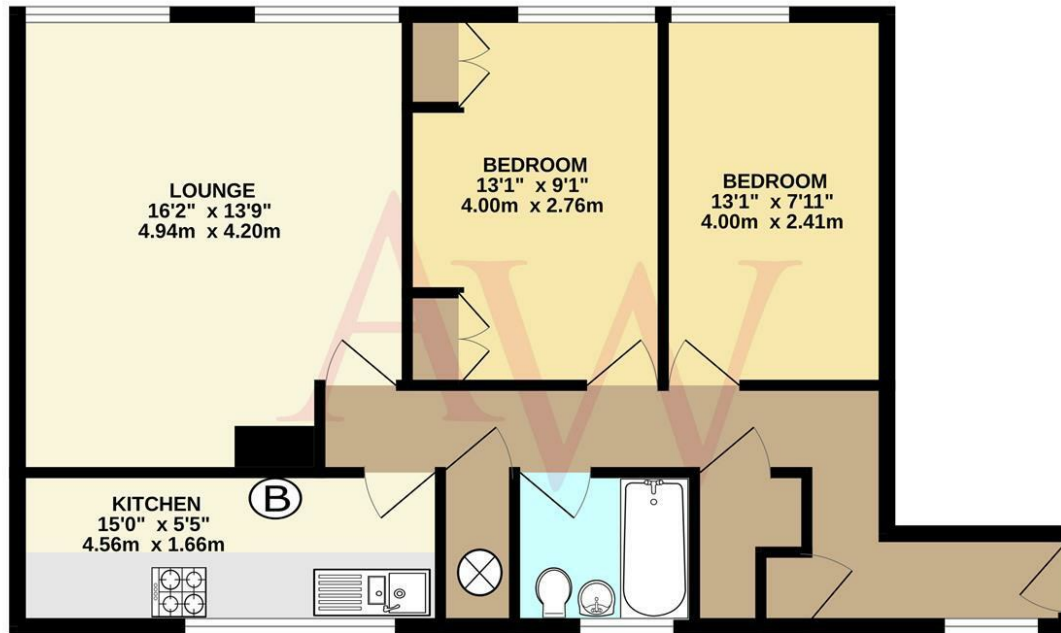
Service Charges: £2,610 per annum

Underlying remaining lease Circa. 995 years

Council Tax band: D

Duncan Close is situated off of Plantagenet Road and is within close proximity of New Barnet Overground and all of the local shops and amenities.

SECOND FLOOR  
682 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA : 682 sq.ft. (63.4 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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## Contact us

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## Our Offices

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

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