



57 ARKLEY PARK, BARNET EN5 3JQ

£299,995 | Freehold

ANDREW WARD EST. 1988
ESTATE AGENTS



Property Overview

OVER 45's *BRAND NEW* *GATED DEVELOPMENT*

Introducing this brand new, two bedroom, two bathroom, professionally prefabricated, Park Home. Set in the sought after, gated Arkley Park.

The property comprises of a bright and spacious, dual aspect open plan living and dining room, with a feature fireplace and vaulted ceilings. A fully integrated shaker style kitchen with island, equipped with Beko: induction hob, oven and microwave, dishwasher, washing machine, extraction fan and a fridge freezer. Carpeted master bedroom with bespoke carpentry and a contemporary fully tiled en-suite shower room. Second carpeted double bedroom featuring a big bay window, with bespoke integrated wardrobes. Finally, the tiled three piece family bathroom suite with vanity unit.





Property Features

- BRAND NEW
- OVER 45'S
- LIVING ROOM - 19 X 10'1
- KITCHEN - 16'1 X 9'4
- BEDROOM ONE - 5'9 X 4'7
- ALLOCATED PARKING
- GATED
- DINING ROOM - 9'3 X 9'8
- BATHROOM - 6'4 X 5'7
- BEDROOM TWO - 8'7 X 9'5

Agents Notes

Further benefits Include: secure gated development, allocated parking, space for a shed (one per unit), NHBC - 10 year guarantee, brand new Aristan gas boiler, ample storage throughout with a loft over the bedrooms, outside you will find a landscaped wrap-around garden.

Council Tax Band - A
Ground Rent - £307.11 per month
Water - £11.55 per month
EPC - TBC



Contact us

175 High Street, Barnet, Herts, EN5 5SU
020 8441 6000 | barnet@andrewward.co.uk

www.andrewward.co.uk

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.

Our Offices

BARNET
175 High Street, Barnet EN5 5SU
Tel: 020 8441 6000
Email: barnet@andrewward.co.uk

BROOKMANS PARK
35 Bradmore Green, Brookmans Park AL9 7QR
Tel: 01707 649779
Email: brookmanspark@andrewward.co.uk

POTTERS BAR
149 High Street, Potters Bar EN6 5BB
Tel: 01707 657181
Email: pottersbar@andrewward.co.uk

ANDREW WARD EST. 1988
ESTATE AGENTS