



Hexham Road, New Barnet, Hertfordshire, EN5

Asking Price: £340,000

Leasehold

Hexham Road, New Barnet, Hertfordshire, EN5

A spacious two double bedroom second floor (top) purpose built flat with parking to rear in residential turning close to New Barnet Station.

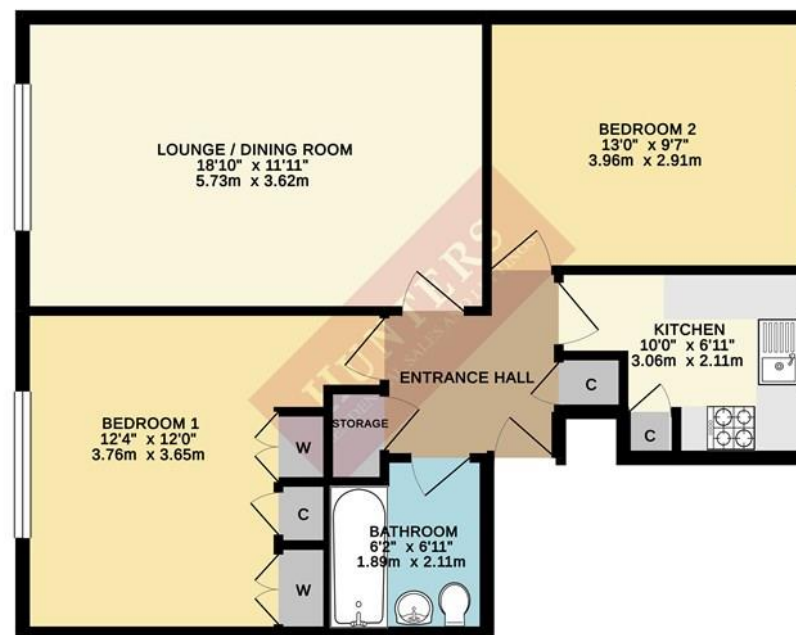
The property is accessed with communal entrance to side, shared with only two other flats and with accommodation comprising a spacious rear aspect reception room with far reaching views over New Barnet towards Hadley, separate kitchen, two double bedrooms, three piece bathroom, parking to rear, uPVC double glazing and gas central heating.

Located close to Cromer Road Primary and QE secondary school for girls, with shopping and leisure facilities also nearby to include a local shopping parade, Sainsburys supermarket, an Everyman cinema and New Barnet leisure centre with swimming pool and library.

- **SECOND FLOOR PURPOSE BUILT FLAT**
- **TWO DOUBLE BEDROOMS**
- **SPACIOUS RECEPTION ROOM**
- **SEPARATE KITCHEN**
- **BATHROOM**
- **GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING**
- **PARKING**
- **CLOSE TO TRANSPORT LINKS**
- **SERVICE CHARGE £1,675.10**
- **COUNCIL TAX BAND C**
- **GROUND RENT £10 P/A**



TOP FLOOR FLAT 697 sq. ft.
(64.8 sq. m.)



TOTAL FLOOR AREA: 697 sq. ft. (64.8 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	70
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Disclaimer

The agent has not checked any apparatus, fixtures or fittings or services and cannot verify they are in working order or fit for their purpose. Neither has the agent checked the legal documentation to verify the Freehold / Leasehold status of the property. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.

Reference: BRN190224