

HUNTERS

RESIDENTIAL SALES AND LETTINGS



BARNES COURT
21-39

21-39 Barnes Court

Station Road, Barnet, Hertfordshire, EN5

Asking Price: £490,000

Share of Freehold

Station Road, Barnet, Hertfordshire, EN5

Occupying the full front to rear aspect of this prestigious development this third floor two double bedroom flat with balcony is offered chain free and comes with garage.

The property is accessed via communal entrance with lift service and stairs to third floor. Living accommodation of 94.3m² (1,016sqft) is entered via a spacious entrance hall, large enough for desk, a front aspect 5.25x4.85m (17'4x16) reception room with balcony, kitchen to rear, two large double bedrooms, one with built in wardrobes, the rear bedroom providing pleasant far-reaching views towards Hadley, bathroom and separate WC.

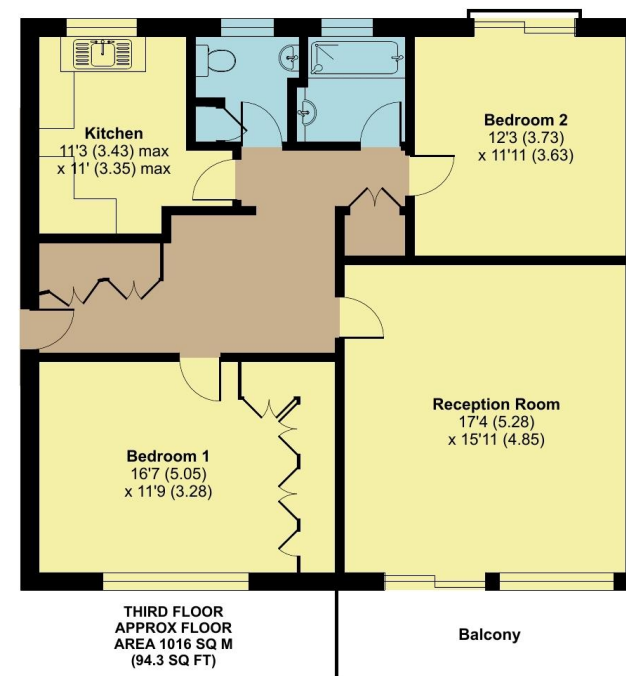
Barnes Court lies within a few minutes' walk from New Barnet Mainline station providing direct links to London's Kings Cross and Moorgate Stations and with High Barnet Northern line Underground within a mile. Local shops and leisure facilities nearby include a Sainsburys supermarket and New Barnet's recently opened leisure centre are all within a short walk.

- **THIRD FLOOR PURPOSE BUILT FLAT**
- **TWO DOUBLE BEDROOMS**
- **SPACIOUS RECEPTION ROM**
- **KITCHEN BREAKFAST ROOM**
- **BATHROOM AND SEPERATE WC**
- **SPACIOUS ENTRANCE HALL**
- **LIFT SERVICE**
- **GARAGE**
- **SERVICE CHARGE £929.99 QUARTERLY**
- **SHARE OF FREEFOLD WITH 147+ YEAR LEASE TERM**
- **COUNCIL TAX BAND E**



Barnes Court, Station Road, New Barnet, Barnet, EN5

Approximate Area = 1016 sq ft / 94.3 sq m
For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Hunters Property Group. REF: 914514







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Hunters Barnet

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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: BRN150312