

HUNTERS

RESIDENTIAL SALES AND LETTINGS



Park Road, New Barnet, Barnet, EN4

Asking Price: £400,000

Leasehold

Park Road, New Barnet, Barnet, EN4

A spacious and bright two double bedroom raised ground floor purpose built flat well placed for transport links at Cockfosters underground (Piccadilly Line) and National Rail at New Barnet station providing fast trains to London's Kings Cross and Moorgate stations.

Accommodation is accessed via a 30ft long entrance hall with coat and storage cupboards and features a spacious reception room with balcony, fitted kitchen, two double bedrooms and modern three piece bathroom, all with southerly aspect windows providing exceptional light and views.

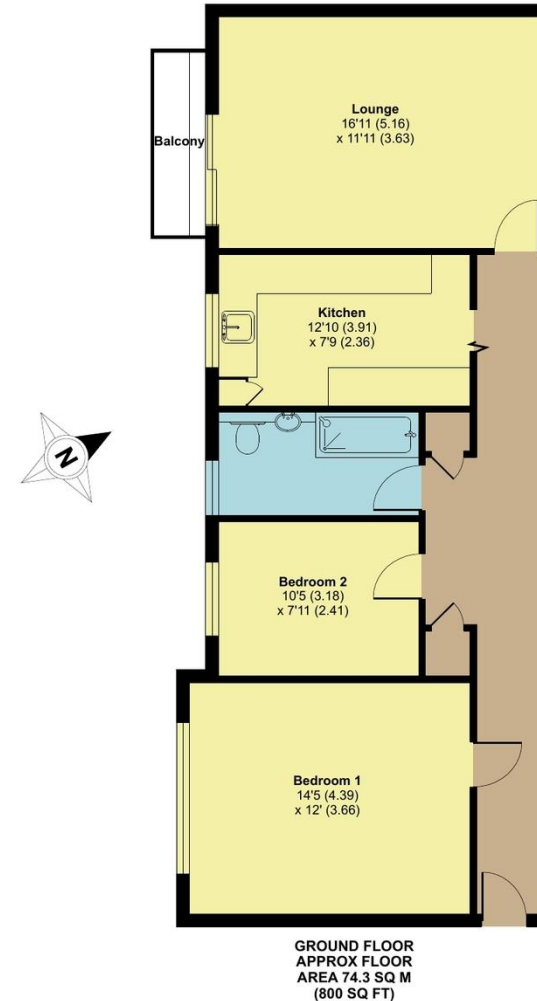
Local shopping and leisure facilities nearby include Sainsburys and Aldi supermarkets and the stunning open spaces of Trent Park, Oak Hill Park and Beech Hill Lake are within easy walking distance.

- **RAISED GROUND FLOOR**
- **TWO DOUBLE BEDROOMS**
- **SOUTH FACING BALCONY**
- **SPACIOUS RECEPTION**
- **KITCHEN**
- **BATHROOM**
- **ALLOCATED GATED PARKING**
- **CHAIN FREE**
- **COUNCIL TAX BAND D**
- **LONG LEASE 163 YEARS**
- **SERVICE CHARGE £1600PA**
- **NO GROUND RENT**



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Total = 800 sq ft / 74.3 sq m
For identification only - Not to scale



Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Hunters Property Group. REF: 954038









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	71
(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 documented to verify the Freehold / Leasehold status of the property. Photographs are for illustration only.

Reference: BRN220423

