

HUNTERS

RESIDENTIAL SALES AND LETTINGS

BOLEYN WAY, NEW BARNET, EN5 5JS

£199,950 - LEASEHOLD

EA66 UGW

Offered for sale **CHAIN FREE!** This immaculately presented first floor studio apartment has been completely refurbished to include new kitchen and bathroom. The property benefits from a lease of 151 years.

Situated in this popular development with allocated parking and approx. 12 minute walk to New Barnet for Overground Station and local shops. This is an ideal first time purchase or buy to let investment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C	73	
(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	

CHAIN FREE
FIRST FLOOR STUDIO FLAT
STUDIO ROOM * MODERN FITTED KITCHEN
MODERN BATHROOM
LONG LEASE
COUNCIL TAX BAND B – £1,358.23 PER ANNUM

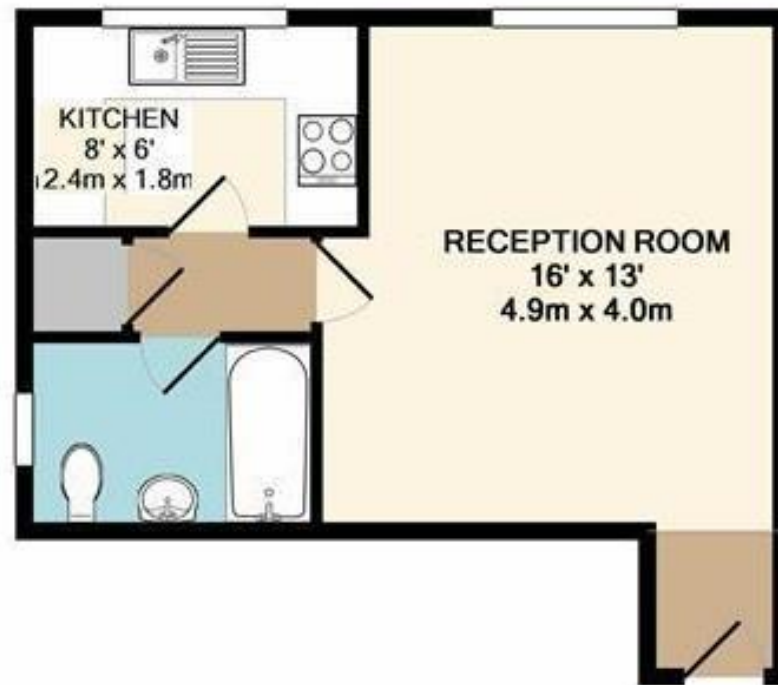
Lease Length: 151 YEARS

Service Charge: £804 per annum

Ground Rent: Peppercorn ground rent

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Reference to the Tenure of a Property is based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor.



99 Russell Lane
 Whetstone
 N20 0BA
 020 8368 7138

www.hunters-whetstone.co.uk

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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