



**Clarence Close, Barnet, EN4**

**Asking Price: £280,000**

*Leasehold*



# Clarence Close, Barnet, EN4

This chain free one bedroom purpose built flat sits within a popular gated development with parking.

The property is located in a well kept development located moments from New Barnet mainline station providing a 20 minute direct route to London's Kings Cross Station. Shopping and leisure facilities nearby include Sainsburys and Aldi supermarkets, an Everyman cinema and New Barnet's recently opened leisure centre and library.

Accommodation has been repainted and comes with newly fitted carpets and flooring to hall and kitchen. Comprising a spacious front aspect reception room, separate fitted kitchen, double bedroom, three piece bathroom and benefits from residents parking.

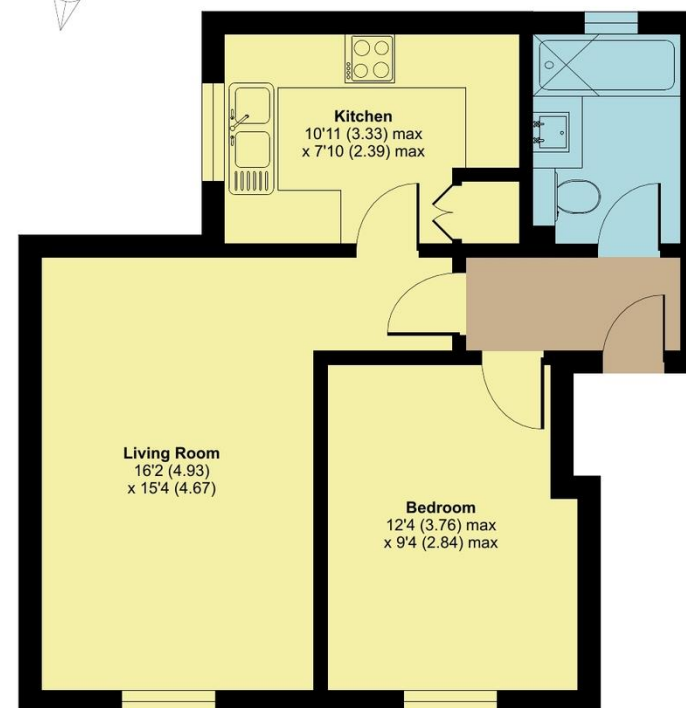
- **FIRST FLOOR PURPOSE BUILT FLAT**
- **SPACIOUS RECEPTION ROOM**
- **SEPARATE KITCHEN**
- **DOUBLE BEDROOM**
- **THREE PIECE BATHROOM**
- **GATED DEVELOPMENT WITH PARKING**
- **COUNCIL TAX BAND C**
- **NEW 125 YEAR LEASE TERM**
- **SERVICE CHARGE £173.19 PER MONTH**



## Clarence Close, Barnet, EN4

Approximate Area = 473 sq ft / 43.9 sq m

For identification only - Not to scale



FIRST FLOOR  
APPROX FLOOR  
AREA 473 SQ M  
(43.9 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Hunters Property Group. REF: 1075207













Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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: BRN240014**