



Park Road, New Barnet, EN4

Asking Price: £357,500
Share of Freehold

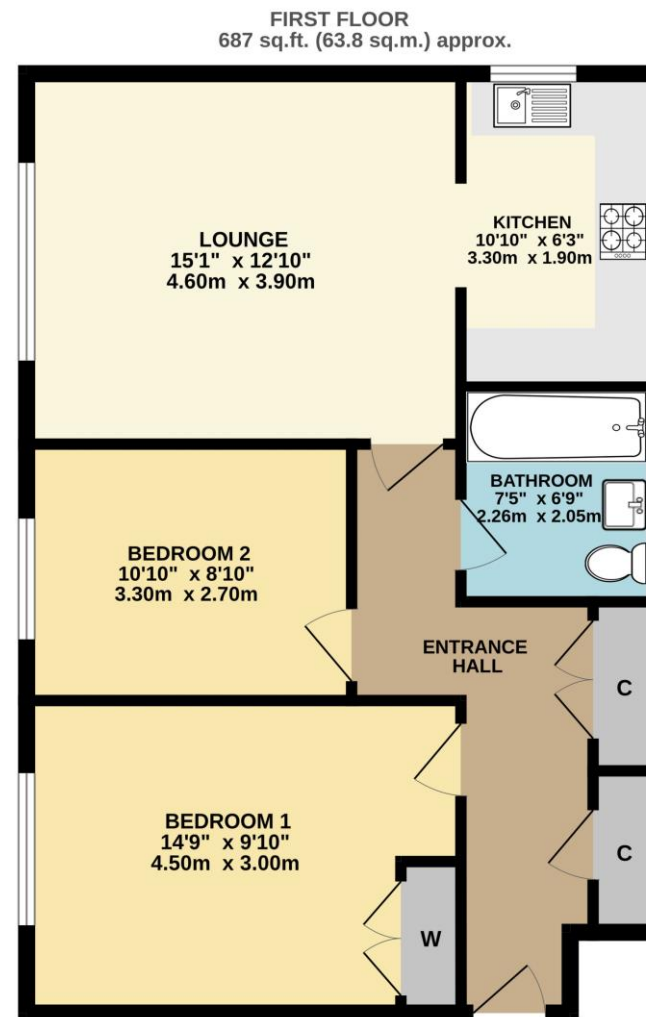
Park Road, New Barnet, Barnet, EN4

A chain free two double bedroom first floor flat within this well kept development 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.

The property is set to the rear of the block offering light and spacious living accommodation comprising, spacious reception room with floor to ceiling window, separate modern fitted kitchen two double bedrooms and bathroom, further benefits include a Share of Freehold, Vaillant combination boiler and Upvc double glazing throughout.

Shopping and leisure facilities nearby include Sainsburys and Aldi supermarkets, an Everyman cinema, Barnet's recently opened leisure centre with swimming pool and library together with the open spaces of Trent Park and Oak Hill Park.

- **TWO DOUBLE BEDROOM FLAT WITH GARAGE**
- **HISTORIC PHOTOS- CURRENTLY LET**
- **CHAIN FREE**
- **SPACIOUS RECEPTION ROOM**
- **FITTED KITCHEN**
- **MODERN BATHROOM**
- **SHARE OF FREEHOLD**
- **SERVICE CHARGE £170 PER MONTH**
- **+976 YEAR LEASE TERM**
- **COUNCIL TAX BAND C**



TOTAL FLOOR AREA : 687 sq.ft. (63.8 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 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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| Energy Efficiency Rating | | |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 79 | 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 |  |

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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: BRN240074