



**Lee Close, New Barnet, EN5**

**Offers in Excess of: £290,000.**

*Leasehold*

A well-presented one-bedroom top floor flat with allocated parking space and long lease term remaining of 161 years located in popular modern development within a short walk of New Barnet mainline station and shopping facilities.

The property is accessed into a spacious entrance hall with guest cloakroom and a loft access hatch and comprises a bay fronted reception room, open plan kitchen and double bedroom with en-suite bathroom.

Ideally situated for a commute with New Barnet Mainline station within a few minutes' walk providing direct links to London's Kings Cross and Moorgate Stations and with High Barnet Northern Line Underground within a mile. There are number of local shops and leisure facilities nearby including a Sainsburys supermarket, Pure Gym, and New Barnet's recently opened leisure centre all within a short walk.

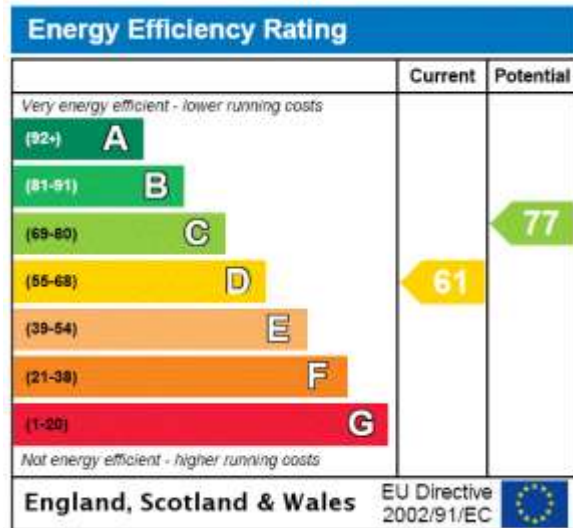
- **TOP FLOOR PURPOSE BUILT FLAT**
- **SPACIOUS BAY FRONTED RECEPTION ROOM**
- **KITCHEN**
- **DOUBLE BEDROOM**
- **EN-SUITE BATHROOM**
- **GUEST WC**
- **ALLOCATED PARKING**
- **161 YEAR LEASE TERM**
- **SERVICE CHARGE £144 PER MONTH**
- **COUNCIL TAX BAND C**











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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: **BRN240075**