



CHILTERN COURT
53 STATION ROAD

EXCLUSIVELY
RESIDENT PARKING
ONLY

HINTERS

Station Road, New Barnet, Barnet, EN5

Asking Price: £375,000
Share of Freehold

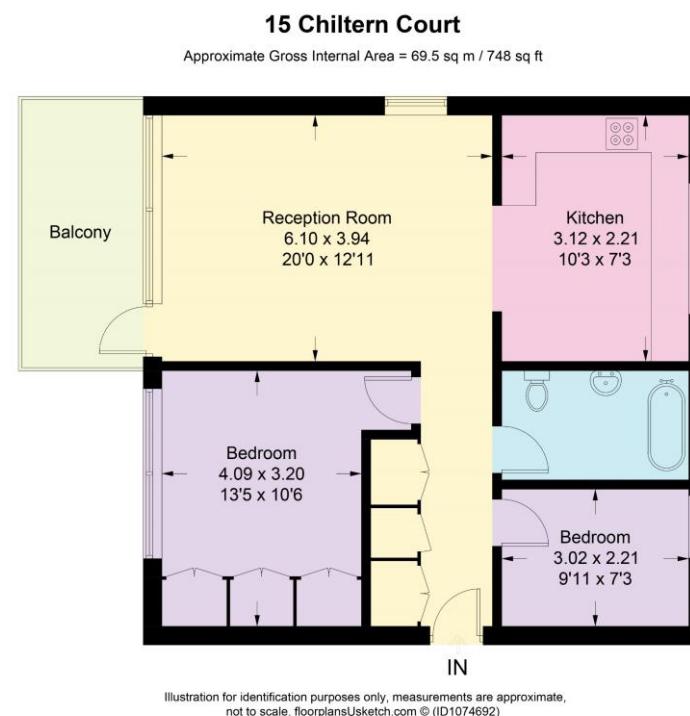
Station Road, New Barnet, Barnet, EN5

A chain free two bedroom first floor purpose built flat with South West facing balcony, garage and share of freehold.

The property is 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 High Barnet Northern line Underground. A number of local shops and leisure facilities nearby include Tesco Metro in Greenhill Parade, Sainsburys supermarket, an Everyman cinema, Pure Gym and New Barnet's recently opened leisure centre with pool and library.

Accommodation is accessed into entrance hall benefitting from three ample storage cupboards and features a 20x12'11 reception room with South West facing balcony, fitted kitchen, two bedrooms and three piece bathroom.

- **FIRST FLOOR FLAT WITH BALCONY**
- **SPACIOUS RECEPTION ROOM**
- **FITTED KITCHEN**
- **TWO BEDROOMS**
- **THREE PIECE BATHROOM**
- **SHARE OF FREEHOLD WITH 966+ YEAR LEASE TERM**
- **SERVICE CHARGE £2,000 pa**
- **GARAGE**
- **CHAIN FREE**











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	80
(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: BRN220035