



**Limetree Court, East Barnet Road, Hertfordshire,
EN4**

Asking Price: £280,000
Share of Freehold

Limetree Court, East Barnet Road, East Barnet, Hertfordshire, EN4

A well-presented top floor purpose built flat with off street parking and communal gardens, offered with a share of freehold and no onward chain.

Accommodation spans the full width of the building and features an 18ft open plan kitchen-reception room, three piece bathroom and a double bedroom. The property has been recently decorated and has lots of natural light.

The property is located to the front aspect in a well-kept development with low service charges and located close to 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.

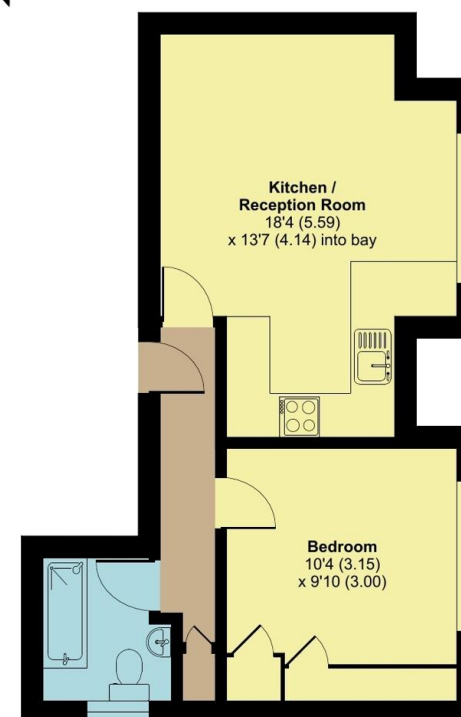
- **TOP FLOOR PURPOSE BUILT FLAT**
- **SPACIOUS OPEN PLAN KITCHEN-RECEPTION ROOM**
- **DOUBLE BEDROOM**
- **THREE PIECE BATHROOM**
- **OFF STREET PARKING**
- **COUNCIL TAX BAND C**
- **SHARE OF FREEHOLD**
- **CHAIN FREE**



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Approximate Area = 418 sq ft / 38.8 sq m

For identification only - Not to scale



**SECOND FLOOR
APPROX FLOOR
AREA 38.8 SQ M
(418 SQ FT)**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Hunters Property Group. REF: 1221805









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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: BRN240463

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 