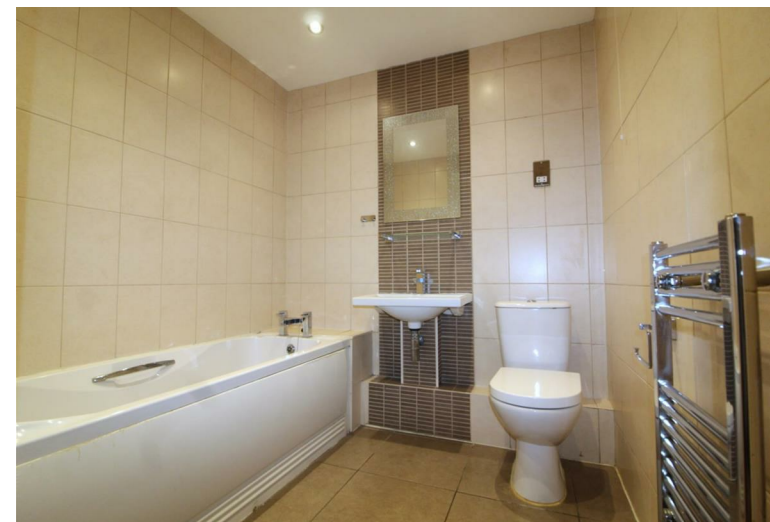




FLAT 4 BUCKLAND COURT, 108 STATION ROAD, NEW BARNET, BARNET EN5 1QA

Offers In Excess Of £400,000 | Leasehold

ANDREW WARD^{EST 1988}
ESTATE AGENTS



Property Overview

Andrew Ward are proud to introduce this well-presented 2 bedroom 2 bathroom (1 en-suite) apartment situated on Station Road which is ideally located for both New Barnet mainline station and High Barnet (Northern Line) underground station, with lift access and private off street parking

The interior features Oakwood flooring throughout the two bedrooms, a large master including 7 built in wardrobes, a dressing table and an En-Suite shower room, lounge, and large hallway. The lounge is a key feature of this apartment, enhanced by stylish spotlights and integrated speakers

The kitchen is equipped with porcelain floor tiles and includes a Beko free-standing fridge freezer, a Zanussi oven and gas stove. The contemporary family bathroom is fully tiled and features a three-piece suite.





Property Features

- LIFT
- KITCHEN - 7'10 X 12'4
- BEDROOM 2 - 9'9 X 12'5
- BATHROOM - 6'4 X 6'7
- GAS CENTRAL HEATING
- LIVING ROOM - 12'8 X 17'1
- BEDROOM 1 - 9'11 X 18'3
- EN-SUITE - 5'2 X 6'8
- HALLWAY - 9'11 X 17'11
- AUDIO ENTRY

Agents Notes

Further benefits include generous storage throughout, allocated parking and lift access, and an audio phone entry system.
 Remaining lease: 129 years
 Ground rent: £578.00
 Annual service charge: £3,000 (this includes water charges and a reserve fund contribution/payment)
 Council Tax Band: D
 EPC: C



Total floor area 81.6 sq.m. (878 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com



Contact us

175 High Street, Barnet, Herts, EN5 5SU
020 8441 6000 | barnet@andrewward.co.uk

www.andrewward.co.uk

Our Offices

BARNET
175 High Street, Barnet EN5 5SU
Tel: 020 8441 6000
Email: barnet@andrewward.co.uk

BROOKMANS PARK
35 Bradmore Green, Brookmans Park AL9 7QR
Tel: 01707 649779
Email: brookmanspark@andrewward.co.uk

POTTERS BAR
149 High Street, Potters Bar EN6 5BB
Tel: 01707 657181
Email: pottersbar@andrewward.co.uk

Disclaimer: "These property particulars, including floor plans, are set out as a general outline only for guidance and DO NOT constitute any part of an offer or contract. Any purchaser or other must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are given as approximate, no survey or testing of appliances has been carried out. No employee of Andrew Ward Estate Agents has the authority to make or give any representation or warranty in respect of the property."

All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

ANDREW WARD EST. 1988
ESTATE AGENTS