



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.

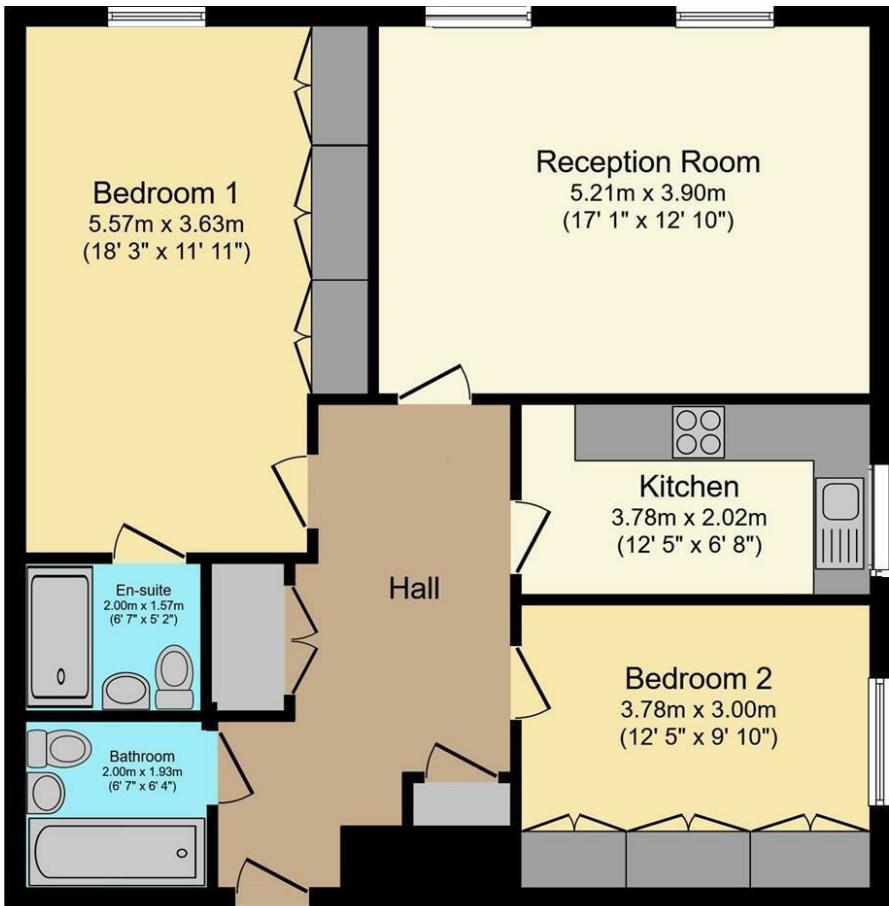


## Property Features

- 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](http://www.focalagent.com)



## Contact us

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

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