

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

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

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

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

## Contact us

## Our Offices



57 ARKLEY PARK, BARNET EN5 3JQ

£299,995 | Freehold

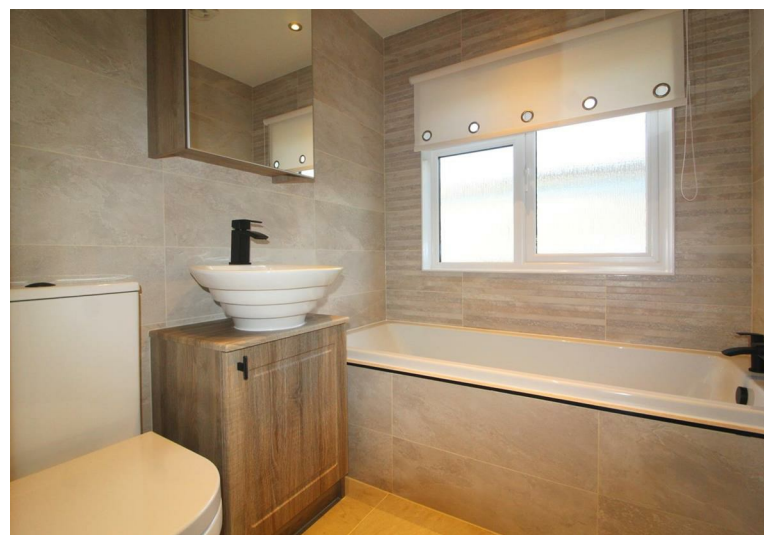


## Property Overview

\*OVER 45's\* \*BRAND NEW\* \*GATED DEVELOPMENT\*

Introducing this brand new, two bedroom, two bathroom, professionally prefabricated, Park Home. Set in the sought after, gated Arkley Park.

The property comprises of a bright and spacious, dual aspect open plan living and dining room, with a feature fireplace and vaulted ceilings. A fully integrated shaker style kitchen with island, equipped with Beko: induction hob, oven and microwave, dishwasher, washing machine, extraction fan and a fridge freezer. Carpeted master bedroom with bespoke carpentry and a contemporary fully tiled en-suite shower room. Second carpeted double bedroom featuring a big bay window, with bespoke integrated wardrobes. Finally, the tiled three piece family bathroom suite with vanity unit.



## Property Features

- BRAND NEW
- OVER 45'S
- LIVING ROOM - 19 X 10'1
- KITCHEN - 16'1 X 9'4
- BEDROOM ONE - 5'9 X 4'7
- ALLOCATED PARKING
- GATED
- DINING ROOM - 9'3 X 9'8
- BATHROOM - 6'4 X 5'7
- BEDROOM TWO - 8'7 X 9'5

## Agents Notes

Further benefits Include: secure gated development, allocated parking, space for a shed (one per unit), NHBC - 10 year guarantee, brand new Ariston gas boiler, ample storage throughout with a loft over the bedrooms, outside you will find a landscaped wrap-around garden.

Council Tax Band - A  
Ground Rent - circa £3,200 per annum  
EPC - TBC