

# Sean Heaney

HOMES & PROPERTY



## Cat Hill

East Barnet, Barnet, EN4 8HF

Guide Price £395,000



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\* CHAIN FREE \*

Situated within a HIGHLY CONVENIENT LOCATION and close proximity to many cafes, restaurants and LOCAL SHOPPING FACILITIES, this immaculately presented GROUND FLOOR APARTMENT offers an excellent opportunity in the vibrant community of East Barnet Village.

The property has been RECENTLY REFURBISHED to an appealing and high standard, offering BRIGHT & SPACIOUS ACCOMMODATION. Arranged over one level, the layout consists of entrance hallway, fully fitted kitchen, TWO DOUBLE BEDROOMS, main bathroom and an OPEN PLAN DINING/LIVING AREA, opening onto a PRIVATE PATIO via attractive DOUBLE GLAZED FRENCH DOORS.

The property also benefits from communal grounds, PARKING, a LONG LEASE and the option of GARAGE RENTAL.

EPC : B

BARNET COUNCIL TAX BAND : C

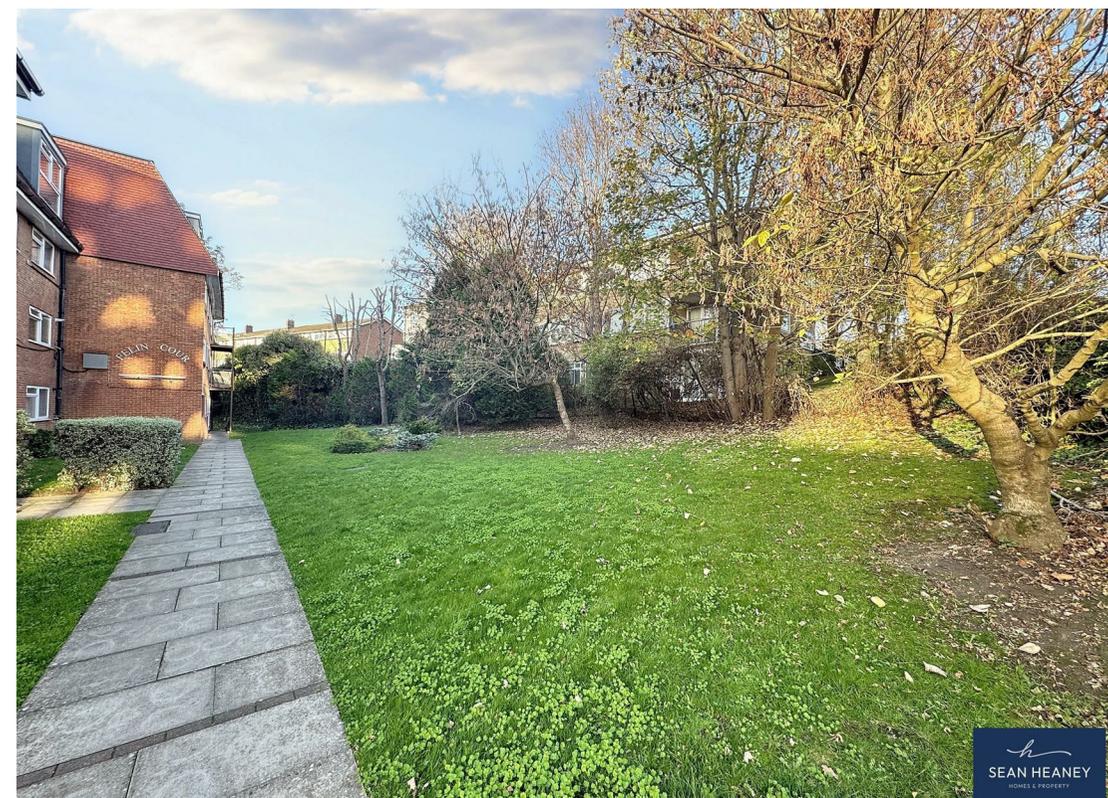
TENURE : LEASEHOLD

SERVICE CHARGES : £1550/annum (approximately)

GROUD RENT : £90/annum

LEASE : 150 years (upon exchange)





## GROUND FLOOR

Hallway

Lounge / Reception  
16'1 x 11'10 (4.90m x 3.61m)

Kitchen  
6'9 x 11'5 (2.06m x 3.48m)

Bedroom One  
13'0 x 10'0 (3.96m x 3.05m)

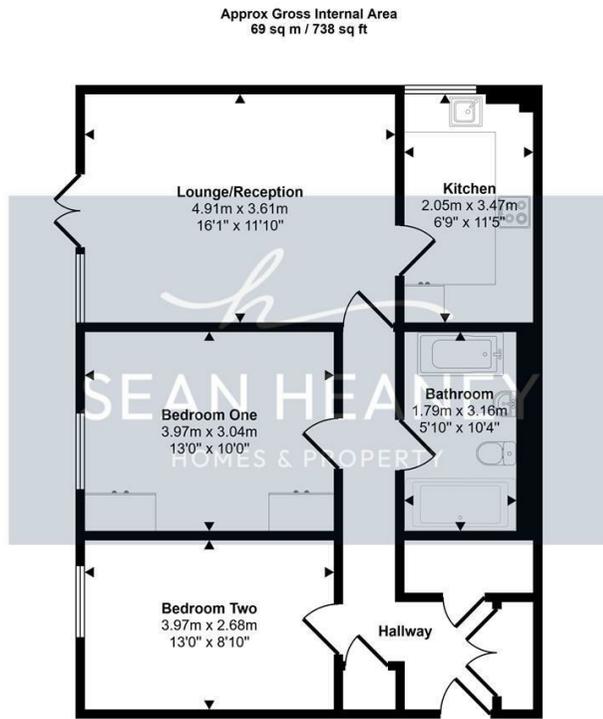
Bedroom Two  
13'0 x 8'10 (3.96m x 2.69m)

Bathroom  
5'10 x 10'4 (1.78m x 3.15m)

Hall Storage Cupboards



## Floor Plan



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Viewing

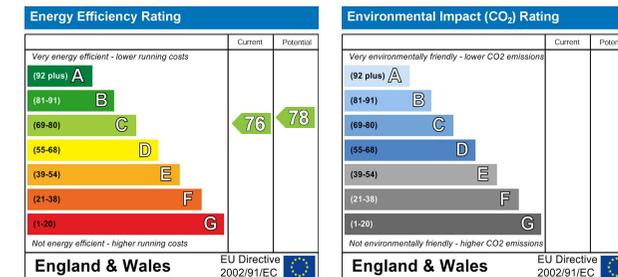
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

1. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
2. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
3. Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
4. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
5. Floor plans remain copyright of Sean Heaney Estate Agents and are not to be copied in part or full without written consent, are provided for illustrative purposes only and are not to scale.

## Area Map



## Energy Efficiency Graph



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