



## Leicester Road

New Barnet, Barnet, EN5 5EL

Guide Price £290,000





**Leicester Road**  
New Barnet, Barnet, EN5 5EL

\* NO CHAIN \*

A well presented ONE BEDROOM apartment situated on the FIRST FLOOR of this attractive development. Conveniently placed for the COMMUTER within easy reach of both HIGH BARNET UNDERGROUND and NEW BARNET MAINLINE.

Located in a SOUGHT AFTER RESIDENTIAL AREA, the property benefits from a neutral décor, well planned accommodation, double glazing, gas central heating and a storage room, with many local SHOPPING FACILITIES, cafes and restaurants nearby.

Externally, there are well tended communal gardens and a RESIDENTS' CAR PARK.

EPC : C

BARNET COUNCIL TAX BAND : C

TENURE : Leasehold  
TERM : 125 years (106 years remaining)  
GROUND RENT : £250/year  
RIGHT TO MANAGE FUND : £250/quarter

**FIRST FLOOR**

**Hallway**

**Living Room/Kitchen**  
25'2 x 16'2 (7.67m x 4.93m)

**Storage**

**Bedroom**  
10'5 x 10'5 (3.18m x 3.18m)

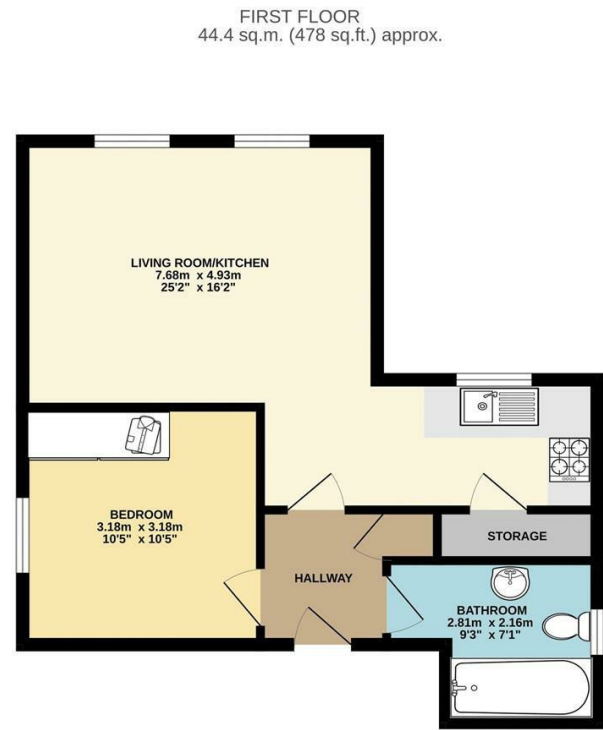
**Bathroom**  
9'3 x 7'1 (2.82m x 2.16m)







Floor Plan



TOTAL FLOOR AREA: 44.4 sq.m. (478 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metaplan 12/2020



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

