



Leicester Road
HOMES & PROPERTY
New Barnet, Barnet, EN5 5EL
Guide Price £290,000



Leicester Road

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* 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

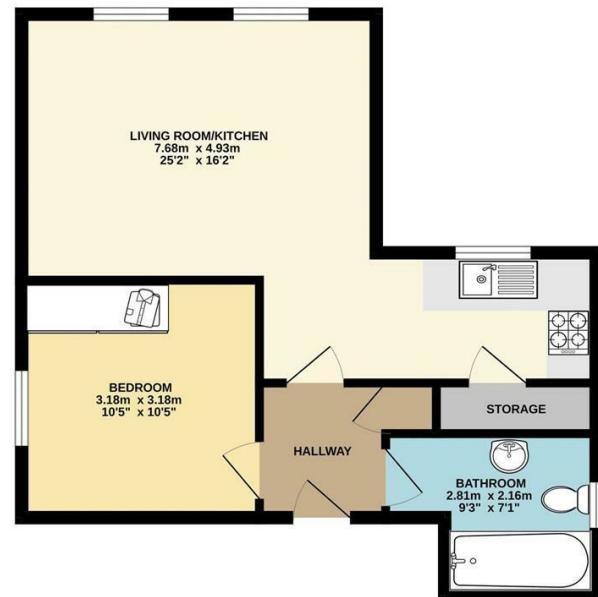
9'3 x 7'1 (2.82m x 2.16m)





Floor Plan

FIRST FLOOR
44.4 sq.m. (478 sq.ft.) approx.



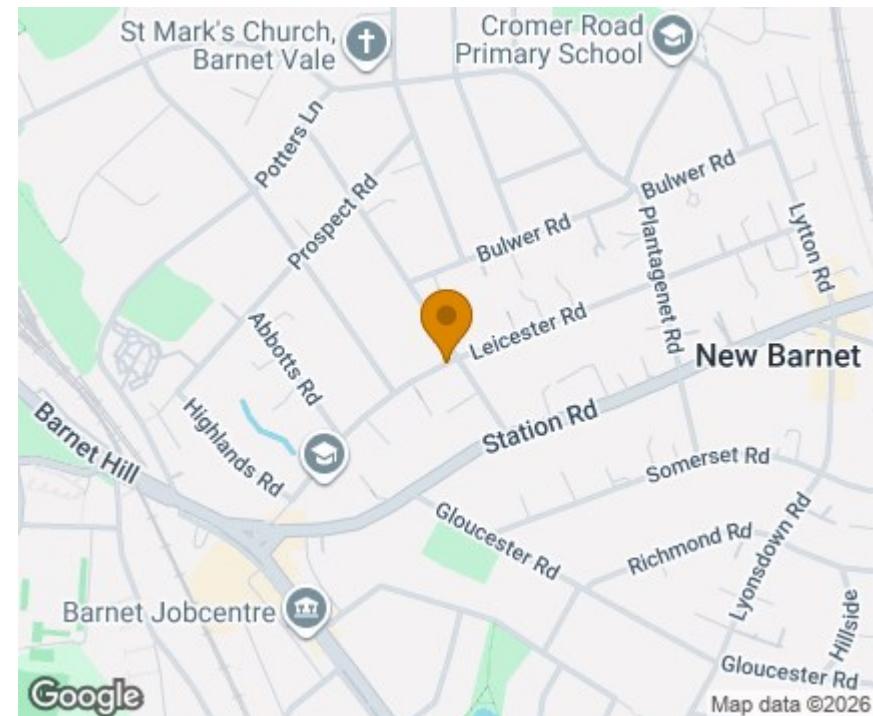
TOTAL FLOOR AREA: 44.4 sq.m. (478 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and no dimensions should be relied upon for legal purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The agent has 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.
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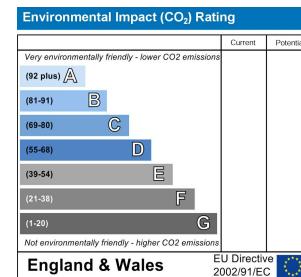
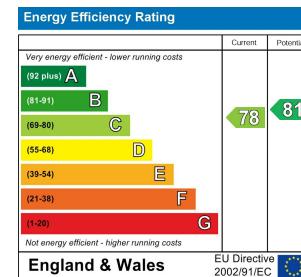
Viewing

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

Area Map



Energy Efficiency Graph



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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.

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