



Christ Church Lane
High Barnet, Barnet, EN5 4PL
Reduced To £225,000



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* CHAIN FREE *

This beautifully presented FIRST FLOOR apartment offers INDEPENDENT LIVING within this RETIREMENT DEVELOPMENT. Built by renowned retirement specialists McCarthy & Stone in 1993, the setting is nestled in PRESTIGIOUS & CONVENIENT SURROUNDINGS, just a short distance from Hadley Green, BARNET HIGH STREET, and The Spires Shopping Centre, with excellent access to local amenities, SHOPS, CAFES, RESTAURANTS and public TRANSPORT FACILITIES.

Immaculately refurbished, with a LARGE RECEPTION, fully fitted kitchen, STYLISH BATHROOM and ONE DOUBLE MASTER BEDROOM with fitted wardrobes, this property offers bright, tranquil, and well-proportioned accommodation.

Ideally situated, overlooking the front, within a HIGHLY SOUGHT-AFTER LOCATION, the spacious apartment is set within delightful landscaped communal gardens and benefits further from a Resident Manager, Secure Entry System, Spacious Residents' Lounge, LIFT, Laundry Room, 24-Hour Careline Support, RESIDENT & VISITOR PARKING.

This well-maintained community provides a PEACEFUL & SECURE environment, in a perfect neighbourhood.

EPC : B

BARNET COUNCIL TAX BAND : D

TENURE : Leasehold (approximately 90 years remaining)

SERVICE CHARGE : Approx. £3,231.72 per annum
GROUND RENT : £510 per annum

It is a condition of the purchase that residents are over the age of 60 years, or in the event of a couple, one must be over 60 years and the other over 55 years.





FIRST FLOOR

Entrance Hallway

Bedroom

17'7 x 8'10 (5.36m x 2.69m)

Built-in Wardrobes

Reception Room

14'3 x 11'10 (4.34m x 3.61m)

Kitchen

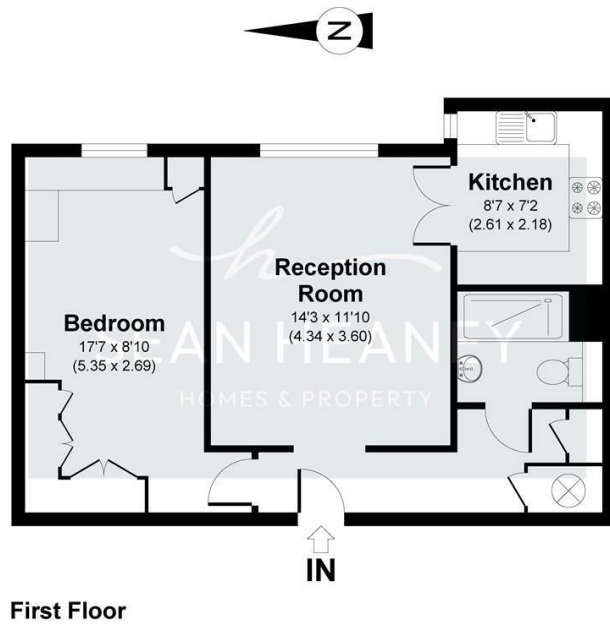
8'7 x 7'2 (2.62m x 2.18m)

Bathroom

Storage Cupboards



Floor Plan



Livingstone Court, EN5

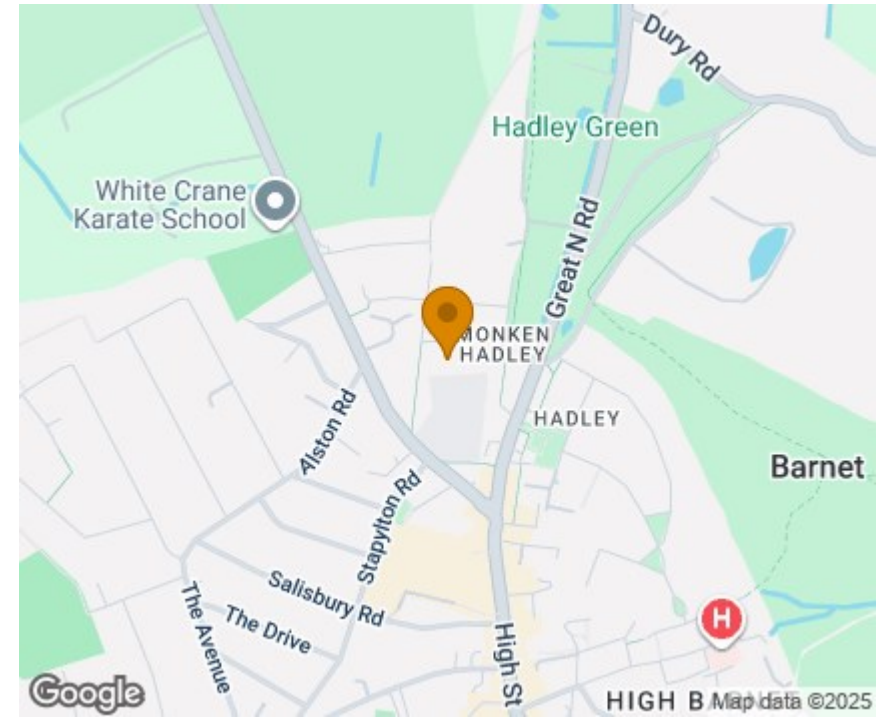
APPROXIMATE GROSS INTERNAL AREA 515 SQ FT / 47.89 SQ M INC
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Viewing

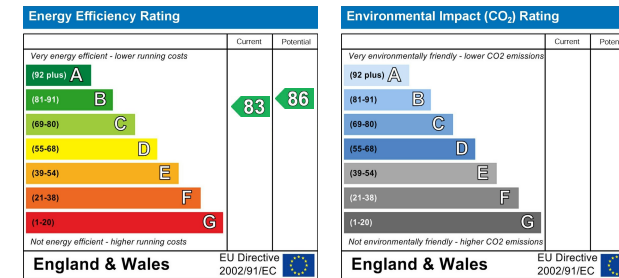
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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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