Sean Heaney
HOMES & PROPERTY

Station Approach

New Barnet, Barnet, EN5 1LW

£365,000

2 1 1 C

Station Approach

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A very well presented second floor apartment CONVENIENTLY LOCATED FOR COMMUTERS close to NEW BARNET MAINLINE and LOCAL CAFES, RESTAURANTS & SHOPPING FACILITIES. The apartment offers a LARGE LIVING ROOM (with bespoke oak cupboards & shelves), fitted kitchen (with newly purchased BOSCH APPLIANCES), TWO GOOD SIZED BEDROOMS (customised wardrobe) and family bathroom. The property also benefits from a neutral colour scheme throughout, lifetime guarantee AMTICO FLOORING and a LONG LEASE.

EPC : C

LEASE : 994 years remaining

SERVICE CHARGE (inc GROUND RENT) : Approximately £430/qtr

BARNET COUNCIL TAX BAND : C

SECOND FLOOR

Living Room
15'3 x 11'10 (4.65m x 3.61m)

Kitchen
10'4 x 6'6 (3.15m x 1.98m)

Bathroom
10'4 x 4'11 (3.15m x 1.50m)

Bedroom
12'4 x 8'4 (3.76m x 2.54m)

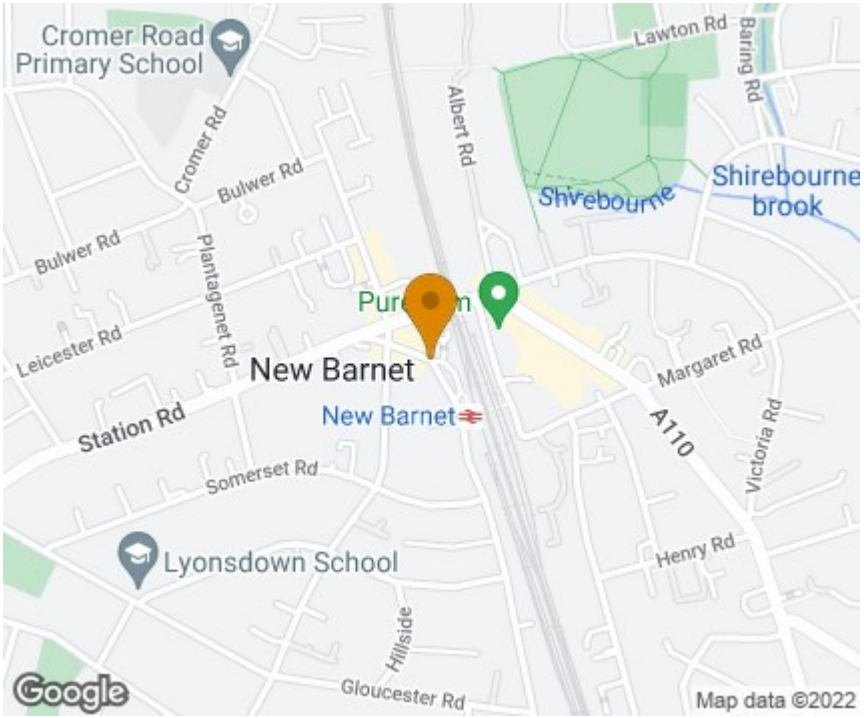
Bedroom
15'3 x 10'7 (4.65m x 3.23m)

Floor Plan

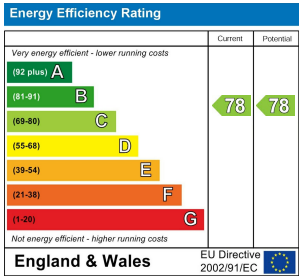
Total area: approx. 61.7 sq. metres (664.3 sq. feet)

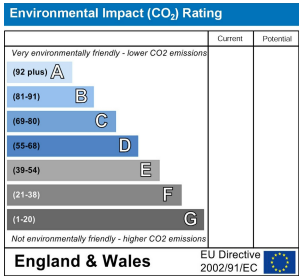
Russell Court, Station Approach, Barnet

Area Map



Energy Efficiency Graph





Viewing

Please contact our Barnet Office on 0208 441 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.

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