

Sean Heaney
HOMES & PROPERTY



Boleyn Way

New Barnet, Barnet, EN5 5JS

£325,000



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Offered for sale with NO CHAIN, a 2 double bedroom ground floor purpose built apartment (623 SQ FT) with it's own entrance door in this popular development within easy reach of locals shops and New Barnet station as well as being on the fringes of Tudor Park playing fields. The property has a spacious reception room, a fully fitted tiled kitchen, 2 double bedrooms and a bathroom. Externally there is allocated off street parking and use of the communal garden. EPC C.



Living Room

15'5" x 13'2" (4.70 x 4.03)

Fully Fitted Tiled Kitchen

Inner Hallway

Bedroom 1

12'6" x 10'5" (3.82 x 3.20)

Bedroom 2

11'2" x 9'6" (3.41 x 2.90)

Fully Tiled Bathroom





Laminated Floors

Double Glazed and Composite Door

Gas Central Heating

Allocated Parking

No Chain

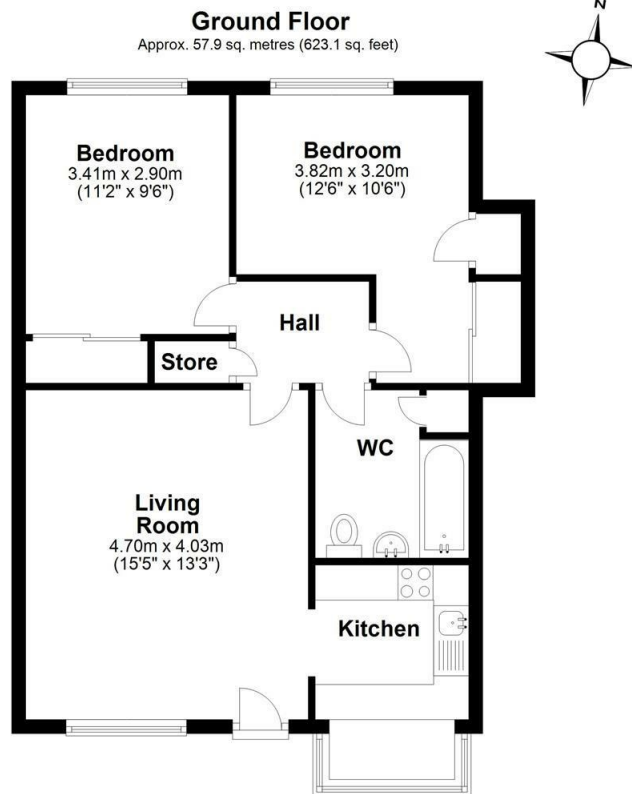
154 Years Unexpired Lease

Service Charge Approx £1070 PA

Peppercorn Ground Rent



Floor Plan



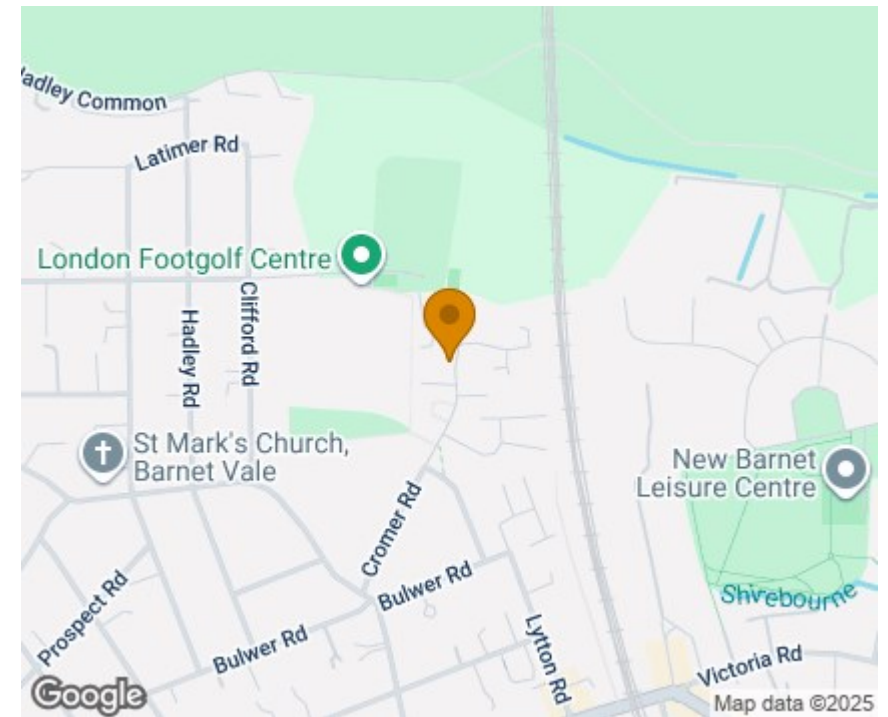
Total area: approx. 57.9 sq. metres (623.1 sq. feet)

Viewing

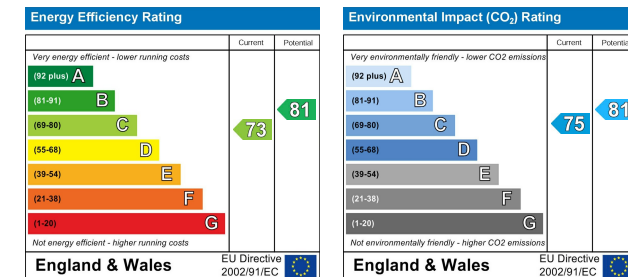
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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



Highstone House, 165 High Street, Barnet, Hertfordshire, EN5 5SU

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