Sean Heaney
HOMES & PROPERTY

# Associates House

East Barnet Road, New Barnet, EN4 8RE

**Guide Price £395,000**

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## Associates House

East Barnet Road, New Barnet, EN4 8RE

* CHAIN FREE *
Situated within a HIGHLY CONVENIENT LOCATION and a short walk to NEW BARNET MAINLINE, this immaculately presented FIRST FLOOR APARTMENT is IDEAL FOR THE COMMUTER.

The property offers BRIGHT & SPACIOUS ACCOMMODATION consisting; entrance hall, TWO DOUBLE BEDROOMS (one EN-SUITE shower room), main bathroom and an OPEN PLAN DUAL ASPECT KITCHEN/LIVING AREA.

The property also benefits from SECURE ALLOCATED PARKING, a LONG LEASE and close proximity to many cafes, restaurants, shopping, leisure & TRANSPORT FACILITIES.

EPC : B

BARNET COUNCIL TAX BAND : C

TENURE : LEASEHOLD
SERVICE CHARGES : £1,150/annum
GROUD RENT : £250/annum
LEASE : 113 years remaining

## FIRST FLOOR

**Entrance Hall**

**Kitchen/Living Area**
16'11 x 13'11 (5.16m x 4.24m)

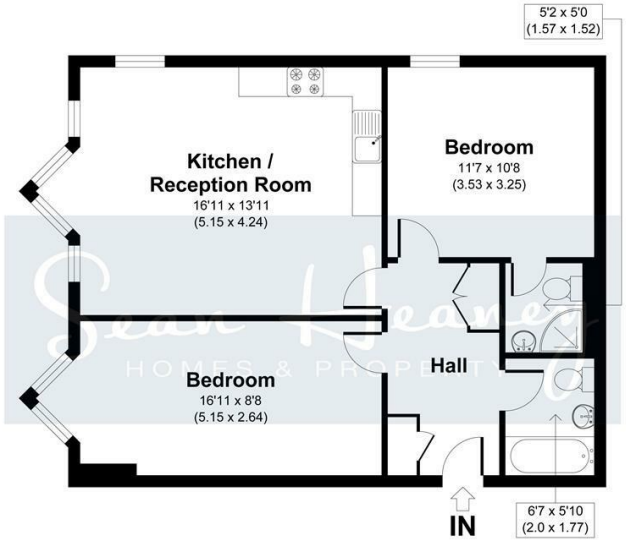
**Bedroom 1**
11'7 x 10'8 (3.53m x 3.25m)

**En Suite**
5'2 x 5'0 (1.57m x 1.52m)

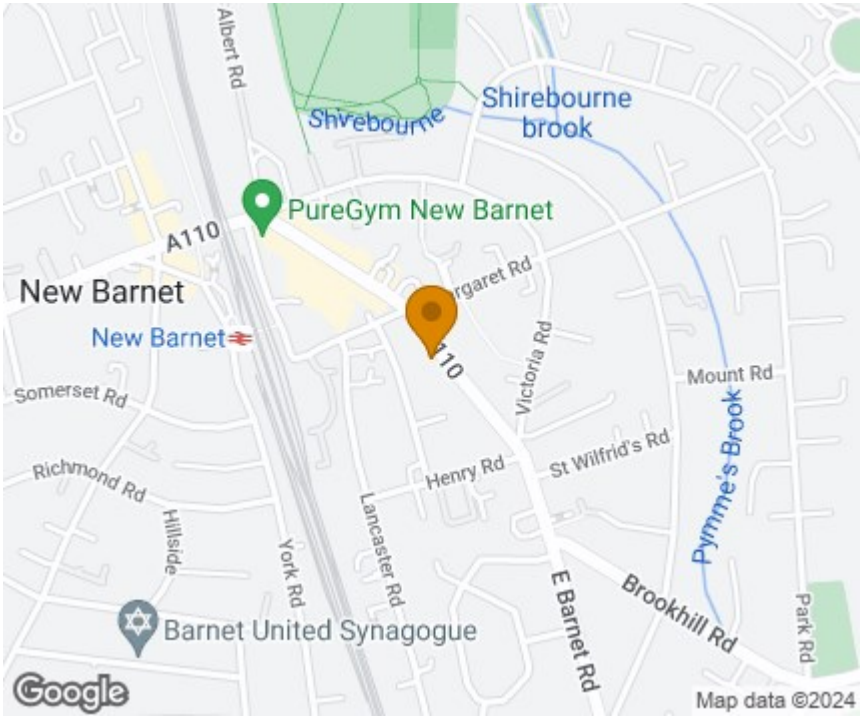
**Bedroom 2**
16'11 x 8'8 (5.16m x 2.64m)

**Bathroom**
6'7 x 5'10 (2.01m x 1.78m)

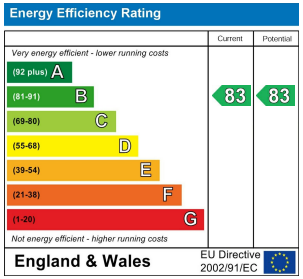
## Floor Plan

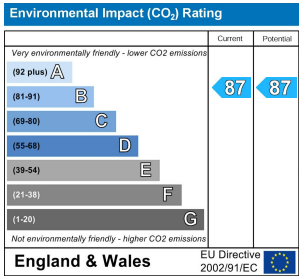



## Area Map




## Energy Efficiency Graph




## 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.

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