

Sean Heaney

HOMES & PROPERTY



Christ Church Lane
High Barnet, Barnet, EN5 4PL
Guide Price £285,000



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* PRISTINE MOVE-IN CONDITION *

This IMMACULATE SECOND (TOP) FLOOR APARTMENT is ready to move in, having been newly, re-carpeted and re-decorated with a refurbished bathroom. It offers, bright and peaceful accommodation in a WELL MAINTAINED and managed RETIREMENT setting providing a PLEASANT INDEPENDENT LIVING SPACE. In a PRESTIGIOUS LOCATION, built by McCarthy & Stone in 1993, specialists in retirement living, the property within close proximity to Hadley Green, the High Street and The Spires shopping centre, providing MANY AMENITIES and near transport facilities.

Set in BEAUTIFUL LANDSCAPED COMMUNAL GARDENS with its own CAR PARKING, this attractive development with a resident manager offers further benefits including a SECURE RECEPTION ENTRY, spacious resident's lounge, LIFT, laundry room and 24-hour care line.

The corner unit property consists of an open plan, dual-aspect & sunny living/dining area, MODERN KITCHEN with built in NEFF oven and hob, TWO DOUBLE BEDROOMS and a NEW CONTEMPORARY SHOWER ROOM. There is also DOUBLE GLAZING, electric storage heating and GENEROUS STORAGE within the dwelling hallway.

EPC : C

BARNET COUNCIL TAX BAND : E

LEASEHOLD :
Approximately 93 years remaining
LEASE TERM : 125 years

SERVICE CHARGES : approx. £4,600 pa
GROUND RENT : approx. £576 pa





SECOND FLOOR

Entrance Hall

Kitchen

8'9 x 5'9 (2.67m x 1.75m)

Lounge

14'10 x 11'2 (4.52m x 3.40m)

Bedroom Two

13'10 x 8'0 (4.22m x 2.44m)

Bedroom One

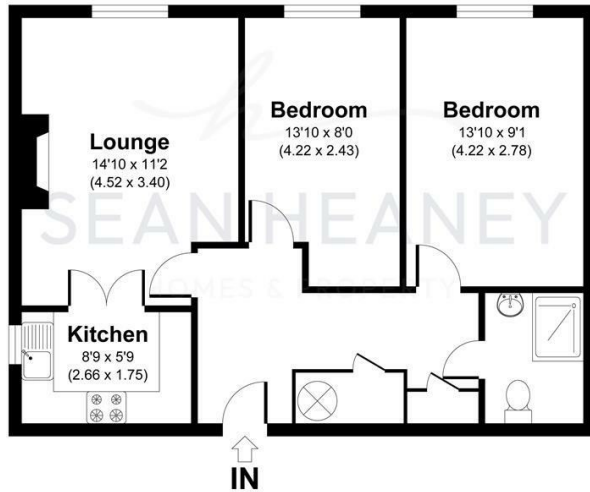
13'10 x 9'1 (4.22m x 2.77m)

Bathroom

Storage Cupboards



Floor Plan



Livingstone Court, EN5

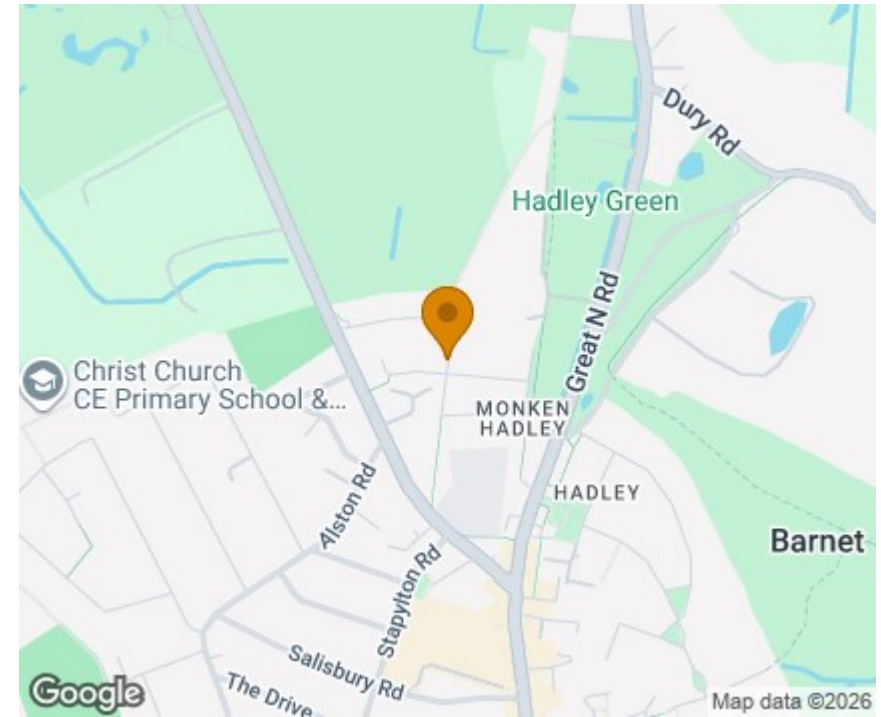
APPROXIMATE GROSS INTERNAL AREA 604 SQ FT / 56.12 SQ M
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Viewing

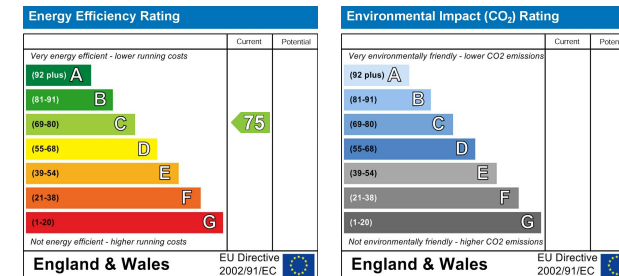
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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.
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Area Map



Energy Efficiency Graph



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