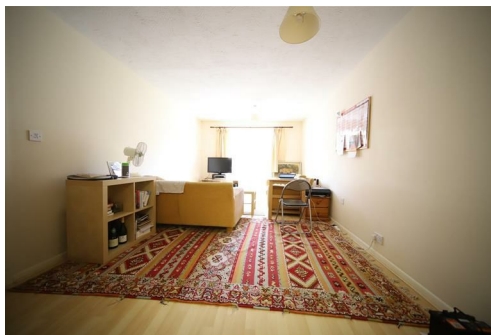




Botany Close, Barnet, EN4 9RX
£265,000

Unique Estates are pleased to offer this spacious one bedroom first floor flat, the property is located in a private development with its own off street parking bay, double glazed windows, entry phone system, 3 piece bathroom suite, fitted kitchen, double bedroom, spacious lounge with bay window and ample storage. The property can be sold with or without the existing tenant. Long Lease and Chain free



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Unique Estates Property Services Limited is a company registered in England 06392784 established in 2007, registered office 122 St Pancras Way, London, NW1 9NB.
Our company is members of TPO (The property ombudsman service), DPS, OFT approved code and registered with ICO

Entrance

Entrance into flat from front door, entry phone system, 2 storage cupboards

Reception Room 20'3 x 10'8 (6.17m x 3.25m)

Laminate floor, storage heater, double glazed windows, double glazed bay window

Kitchen 8'1 x 7'6 (2.46m x 2.29m)

Vinyl, part tiled walls, a fitted kitchen with a matching range of wall and base units

Bedroom 14'3 x 8'11 (4.34m x 2.72m)

Fitted carpet, double glazed windows, electric heater

Bathroom 7'5 x 5'10 (2.26m x 1.78m)

a 3 piece bathroom suite consisting of bath with hot and cold taps, separate shower unit, shower curtain pole, sink with hot and cold taps, low level flush toilet, vinyl floor, part tiled walls



The property Misdescriptions Act 1991
Unique Estates Property Services are not qualified surveyors and this report is a description of what items are in the property. Please note Unique Estates Property Services do not test appliances or any fixtures, fittings, effects or services. A buyer is advised to obtain verification from their solicitor/surveyor for the above. The agent has not had sight of the title documents and references to the tenure of the property are based on information supplied by the vendor and should be verified by the buyers solicitors. All room sizes have been measured using an electronic sonic tape device, the accuracy of which cannot be guaranteed. Items shown in the photographs are not included unless arranged through the vendor and buyers solicitors. You are advised to make your own checks before contemplating a purchase, especially if exact measurement is of particular importance to you.