MAUNDER TAYLOR

FOR SALE – CHAIN FREE

TWO BEDROOM GARDEN FLAT*



1, INVERGARRY COURT, 74 STATION ROAD, BARNET EN5 1SU

This well-presented, purpose built flat is situated in a modern block, situated along Station Road, and conveniently positioned lying approximately a third of a mile from New Barnet mainline station, and approximately two thirds of a mile from High Barnet underground station (Northern Line).

With its own private entrance door, this garden level flat is situated towards the rear of the block, and benefits from direct access from both the bedroom and living space directly out onto the communal gardens, beyond which is parking – the flat having one allocated space.

An internal inspection is highly recommended – all viewings are strictly by appointment only.

FEATURES AND ACCOMMODATION

2 BEDROOMS • ENSUITE TO MASTER • KITCHEN/ RECEPTION • BATHROOM/WC DIRECT ACCESS TO COMMUNAL GARDENS • ALLOCATED PARKING SPACE

PRICE: £399,950 - SHARE OF FREEHOLD

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

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This garden level flat has its own separate entrance door to the side of the property, away from the shared main block entrance.

Entrance Hall 'L' Shaped

Tiled floor, electric heater, decorative coving, 2 storage cupboards – one housing RCD fuse board. Further double cupboard housing pressurised hot water cylinder, and with space & plumbing for washing machine.

Doors leading to;

Kitchen/Reception

Fitted wall & base units with drawers. Granite worktop & splash back with inset stainless steel sink & mixer tap. Dishwasher, integrated fridge freezer, fitted electric oven/grill, ceramic hob with hood above,. Tiled floor, double aspect, double glazed windows to side and rear, and door out onto rear gardens.

Bedroom 1

Carpeted floor, electric heater, decorative coving, double aspect, double glazed windows to the side and rear, and door out onto rear gardens.

Door to:

Ensuite Shower Room

Shower enclosure, sink set on vanity unit with mixer tap & back lit mirror above, close coupled WC, stainless steel towel rail, tiling to walls, and obscure glass double glazed window to side.

Bedroom 2

Carpeted flooring, electric heater, decorative coving, obscure glass double glazed window to side.

Bathroom/WC

Bath with shower above, small glass screen, and feature tiled recess adjacent. Wall mounted wash basin, close coupled WC, stainless steel towel rail, air extractor, integrated double mirror-fronted bathroom cabinet.

Well-kept *communal gardens, and allocated parking space.

Tenure: Share of Freehold Ground Rent: Nil

Service charge: TBC (awaiting current service charge figures).

EPC Ratings: Current: 58 Potential: 75

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Total area: approx. 66.6 sq. metres (716.6 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee,
Plan produced using PlanUp.

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