

## FOR SALE

### 2 BEDROOM FIRST FLOOR FLAT



### FLAT 8, 120 BULWER ROAD, NEW BARNET, EN5 5EX

A first floor 2-bedroom flat, set in a side extension of the original, character school building which has been converted to residential.

The property is conveniently situated close to the shopping and transport facilities of New Barnet. New Barnet Station (Main line) is approximately a kilometre away.

*Viewings available - strictly by appointment only*

#### FEATURES AND ACCOMMODATION

2 BEDROOMS • RECEPTION ROOM • BATH ROOM • GAS CENTRAL HEATING  
KITCHEN WITH BREAKFAST BAR • CHAIN FREE

**GUIDE PRICE: £375,000 – Share of Freehold – CHAIN FREE**



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, M H MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM  
ASSOCIATES: S E MAUNDER TAYLOR MIRPM AssocRICS, B A EWEN MNAEA, J D MELLOR DipSurv Pract

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.

## Accommodation:

### Reception

Laminate flooring , radiator, double glazed window to front.

### Kitchen

Fitted range of wall and base units with worktop – 4-ring gas hob, electric oven/grill, space and plumbing for washing machine, space for low level fridge, breakfast bar, tiled splash back, wall mounted combi boiler, stainless steel sink and drainer with mixer tap, double glazed window to front, laminate flooring.

### Bedroom 1

Radiator, double glazed window to rear.

### Bedroom 2

Radiator, double glazed window to rear.

### Bathroom

Panel enclosed bath with separate shower mixer above, low flush WC, pedestal wash hand basin, tiled splash back and tiling around bath area. Chrome towel ladder, laminate floor, obscure glass double glazed window to rear.

### Tenure:

Share of Freehold (plus 970 Years remaining on lease).

### Service Charge:

The vendor advises this is £125 per month (£1,500 per annum).

**Council Tax Band:** C



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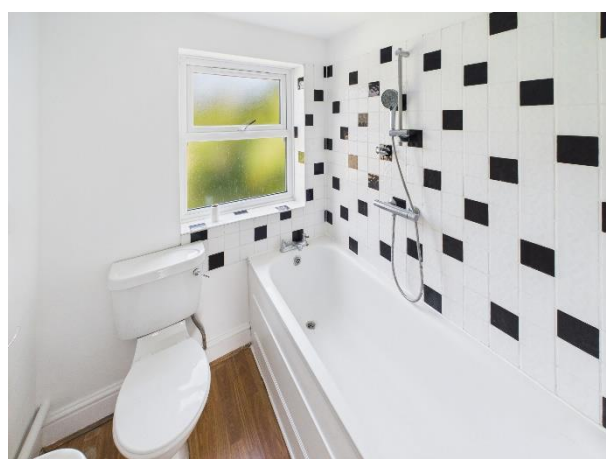
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# MAUNDER TAYLOR

CHARTERED SURVEYORS ESTATE AGENTS MANAGING AGENTS  
1320 High Road, London N20 9HP 020 8446 0011 [maundertaylor.co.uk](http://maundertaylor.co.uk)

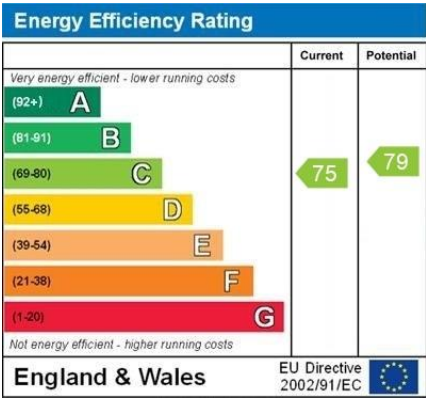
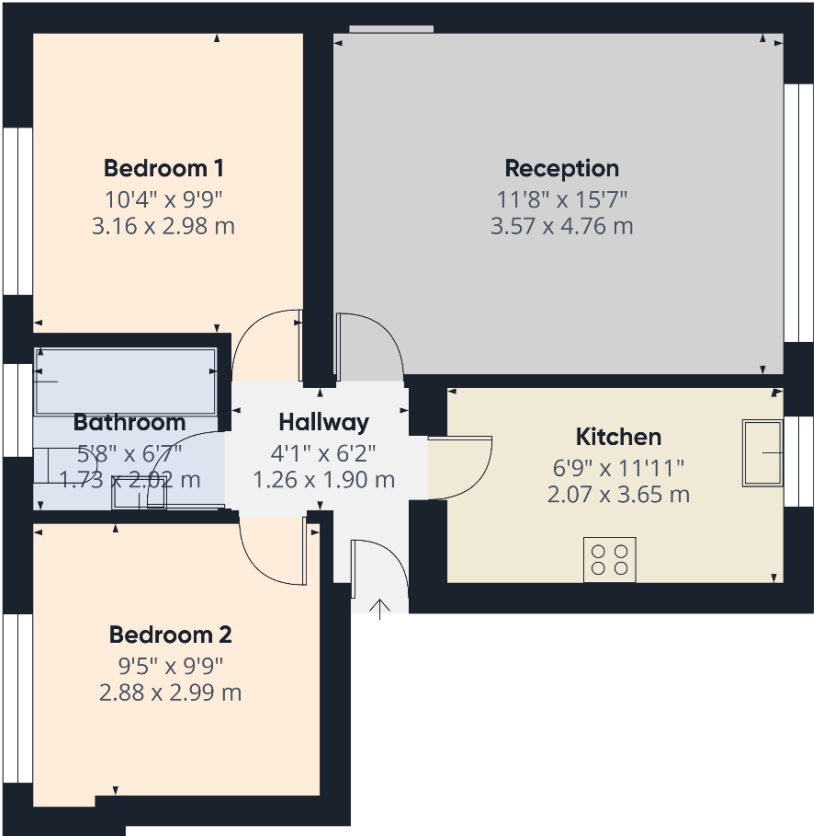
Flat 8, 120 Bulwer Road, New Barnet, EN5 5EX

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