



Approach Road, Barnet, EN4

Asking Price: £350,000
Leasehold

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This well presented first floor flat has a front aspect and comes with Juliet balcony and parking space situated opposite New Barnet Station.

Modern living space features a spacious reception room with doors to Juliet balcony, fitted kitchen with integral appliances and granite work tops, bedroom with en-suite shower room and Juliet balcony, further bedroom and three piece bathroom.

Located opposite New Barnet mainline station providing a 20 minute direct route to London's Kings Cross Station. Shopping and leisure facilities nearby include Sainsburys and Aldi supermarkets, an Everyman cinema, Pure Gym and New Barnet's recently opened leisure centre and library.

NB: Car parking space to basement has a steep descent and may not be suitable for all vehicles.

- **FIRST FLOOR PURPOSE BUILT FLAT**
- **TWO BEDROOMS**
- **RECEPTION ROOM WITH JULIET BALCONY**
- **BEDROOM WITH JULIET BALCONY**
- **INTEGRATED FITTED KITCHEN**
- **THREE PIECE BATHROOM**
- **EN-SUITE SHOWER ROOM**
- **LIFT SERVICE**
- **CHAIN FREE**

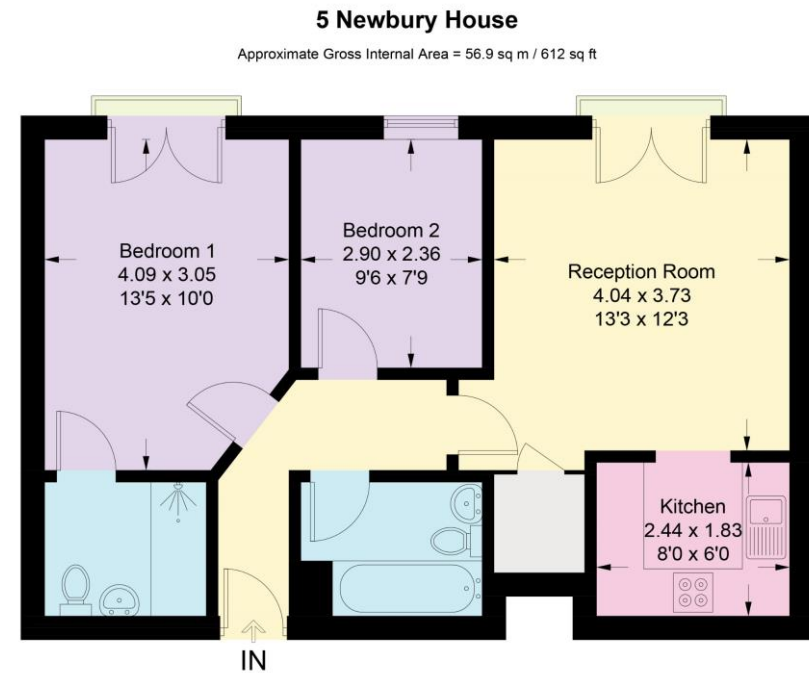


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Disclaimer

The agent has not checked any apparatus, fixtures or fittings or services and cannot verify they are in working order or fit for their purpose. Neither has the agent checked the legal documentation to verify the Freehold / Leasehold status of the property. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.

Reference: BRN250013