



Clarence Close, New Barnet, EN4

Asking Price: £325,000

Leasehold

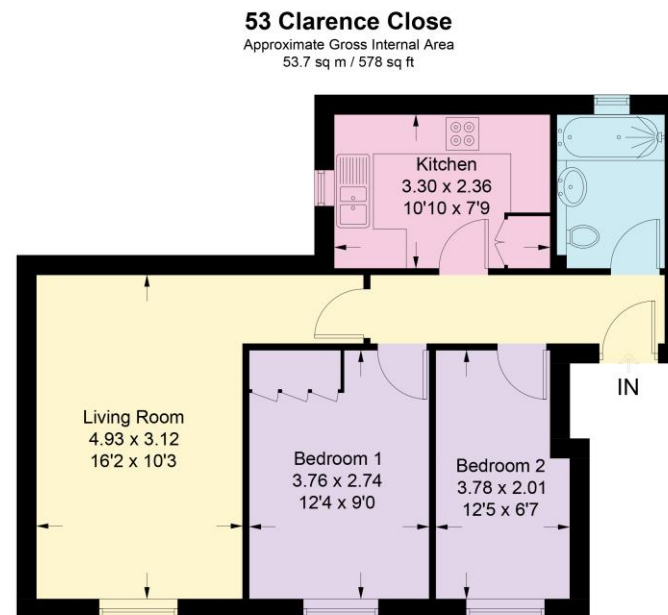
Clarence Close, Barnet, EN4

This chain-free, two-bedroom purpose-built flat is situated in a sought-after gated development with parking and comes with extended lease term of 189 years from 1999.

The property is located in a well-maintained development, just moments from New Barnet mainline station, offering a direct 20-minute journey to London's Kings Cross Station. Nearby shopping and leisure options include Sainsbury's and Aldi supermarkets, an Everyman cinema, and the recently opened New Barnet leisure centre and library.

The well-presented property comprises, entrance hall leading to a spacious reception/dining area, a separate fitted kitchen, two double bedrooms, a recently installed three-piece bathroom, and gated residents' parking.

- **FIRST FLOOR PURPOSE BUILT FLAT**
- **TWO DOUBLE BEDROOMS**
- **RECEPTION ROOM/DINER**
- **SEPARATE FITTED KITCHEN**
- **THREE PIECE BATHROOM**
- **EXTENDED LEASE TERM REMAINING OVER 162 YEARS**
- **GATED DEVELOPMENT WITH PARKING**

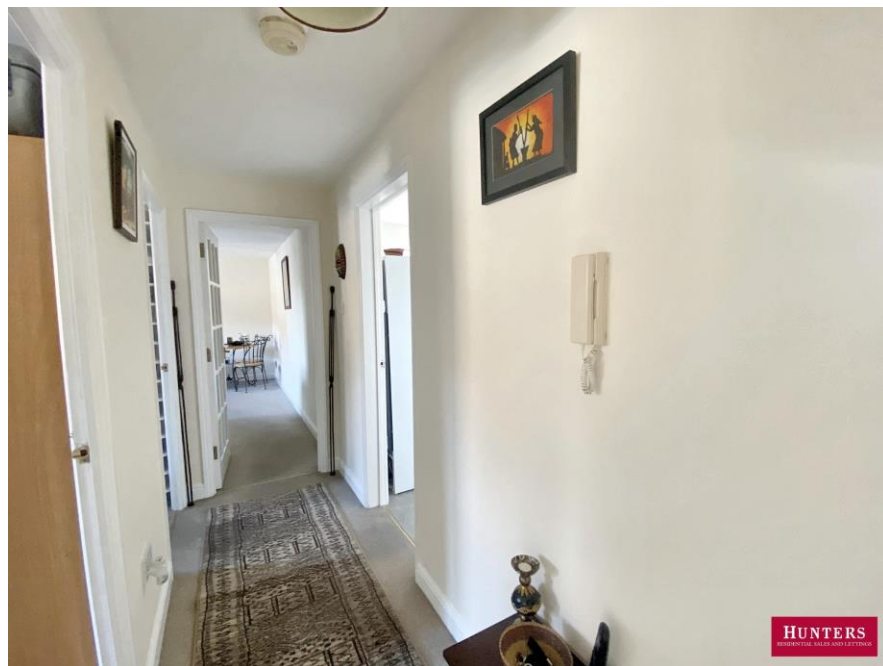



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1170574)







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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: BRN250051