



Clarence Close, Barnet, EN4

Asking Price: £325,000
Leasehold

Clarence Close, Barnet, EN4

This chain free, two bedroom first floor purpose built flat offers spacious accommodation, including a bathroom and en-suite shower room. The property also benefits from a Juliet balcony, access to a communal garden, and secure parking within a gated development.

One of the larger properties in a prime position this sought after development, the flat is entered via a generous hallway leading to a bright reception room with a Juliet balcony, as well as a separate fitted kitchen. The principal bedroom features an en-suite shower room, while the second bedroom is served by a modern three-piece bathroom.

The development provides secure gated parking and is ideally situated just moments from New Barnet mainline station, offering direct journeys to London King's Cross in approximately 20 minutes. Local amenities include Sainsbury's and Aldi supermarkets, an Everyman cinema, and the recently opened New Barnet Leisure Centre and Library.

- **FIRST FLOOR FLAT**
- **162 YEAR LEASE TERM**
- **GATED DEVELOPMENT**
- **SPACIOUS RECEPTION ROOM**
- **JULIETE BALCONY**
- **TWO BEDROOMS**
- **KITCHEN**
- **MODERN BATHROOM & EN-SUITE SHOWER ROOM**
- **PARKING**
- **CHAIN FREE**

73 Clarence Close

Approximate Gross Internal Area = 55.9 sq m / 602 sq ft

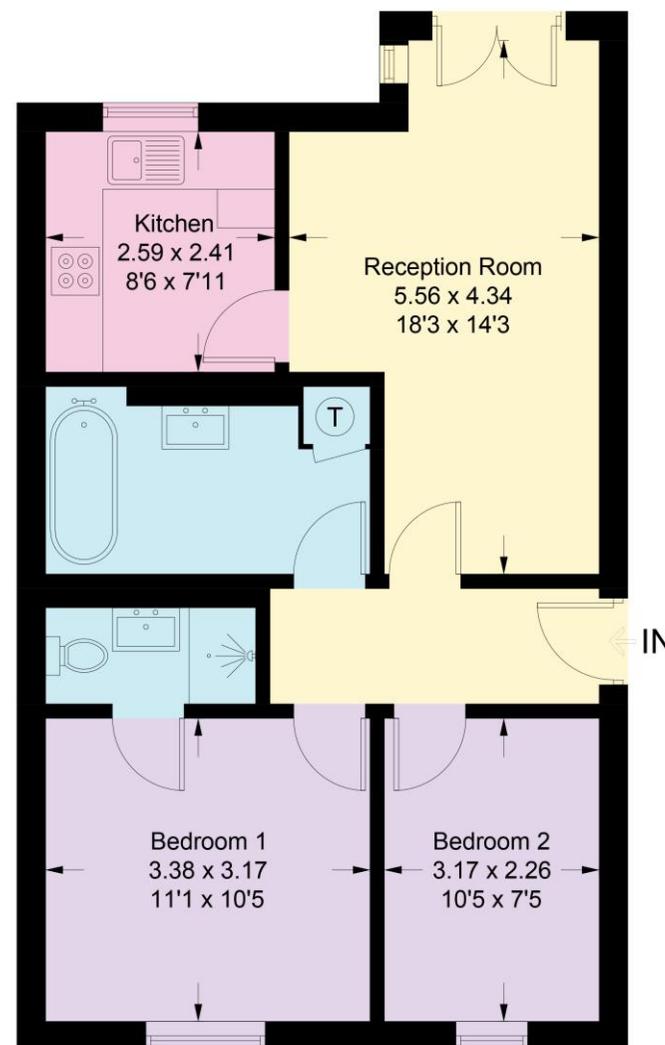


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1286043)







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 78 C | 78 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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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: BRN260051