

Elysium Court, High Barnet, EN5

Asking Price: £395,000

Leasehold

Bells Hill, Barnet, EN5

This attractive, purpose built first floor apartment offers bright and spacious accommodation within a well maintained development. The property further benefits from a private balcony off the reception room and a Juliet balcony to the principal bedroom, which also features an en-suite shower room.

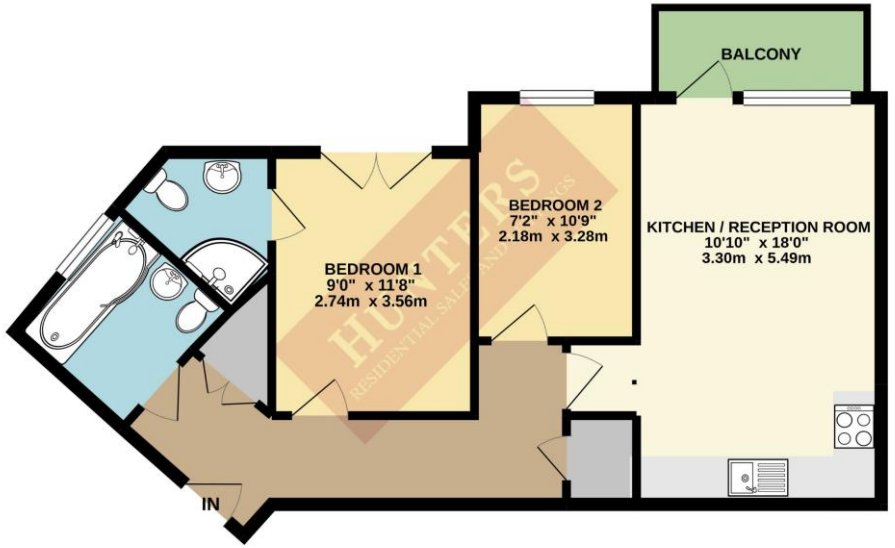
The property is ideally situated for the excellent selection of local pubs, restaurants and amenities, with further facilities available in nearby Cockfosters. High Barnet offers a vibrant community atmosphere, with an array of independent coffee shops, Gail's Bakery and The Spires shopping precinct, which is home to Waitrose, H&M, Anytime Fitness and a popular Saturday market.

The accommodation comprises a welcoming entrance hall, a generous reception room with access to the balcony and a contemporary open-plan fitted kitchen. There are two well-proportioned double bedrooms, including a principal bedroom with Juliet balcony and en-suite shower room, together with a separate modern three-piece family bathroom. Further benefits include underfloor heating throughout and an impressive B-rated EPC, making this an ideal choice for buyers seeking an energy-efficient home with the added advantage of lower running costs.

For commuters, High Barnet Underground Station (Northern Line) is within walking distance, offering convenient direct connections to King's Cross in approximately 25 minutes, with onward access to the West End and City.

Service Charge (per annum): £2,100.00
Ground rent (per annum): £300.00

- **FIRST FLOOR FLAT**
- **TWO DOUBLE BEDROOMS**
- **EN-SUITE & THREE PIECE BATHROOM**
- **SPACIOUS RECEPTION/DINING ROOM**
- **FITTED KITCHEN**
- **BALCONY**
- **BEDROOM WITH JULIET BALCONY**
- **UNDERFLOOR HEATING**
- **ALLOCATED PARKING**
- **111+ YEAR LEASE TERM**



TOTAL FLOOR AREA : 604 sq.ft. (56.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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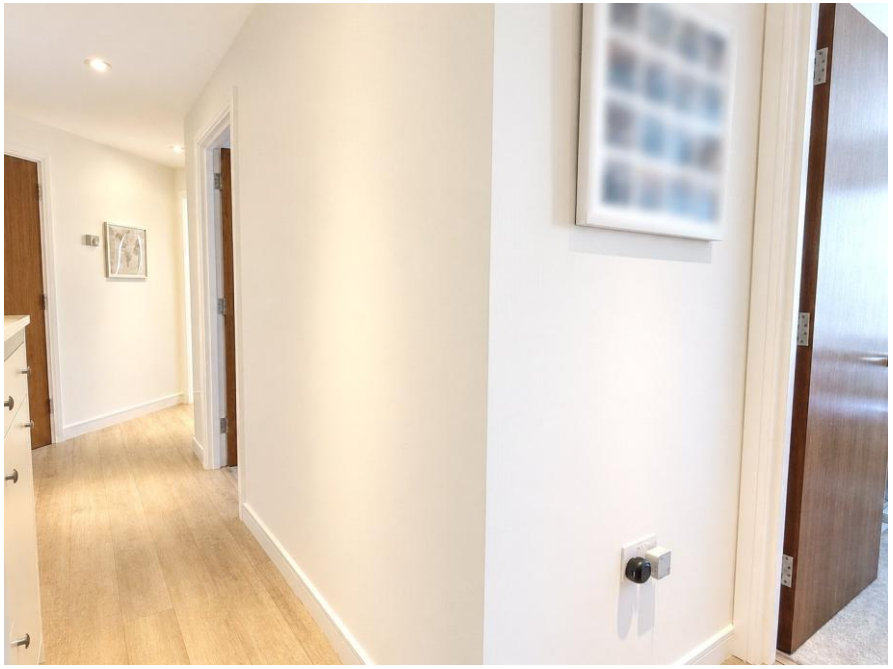













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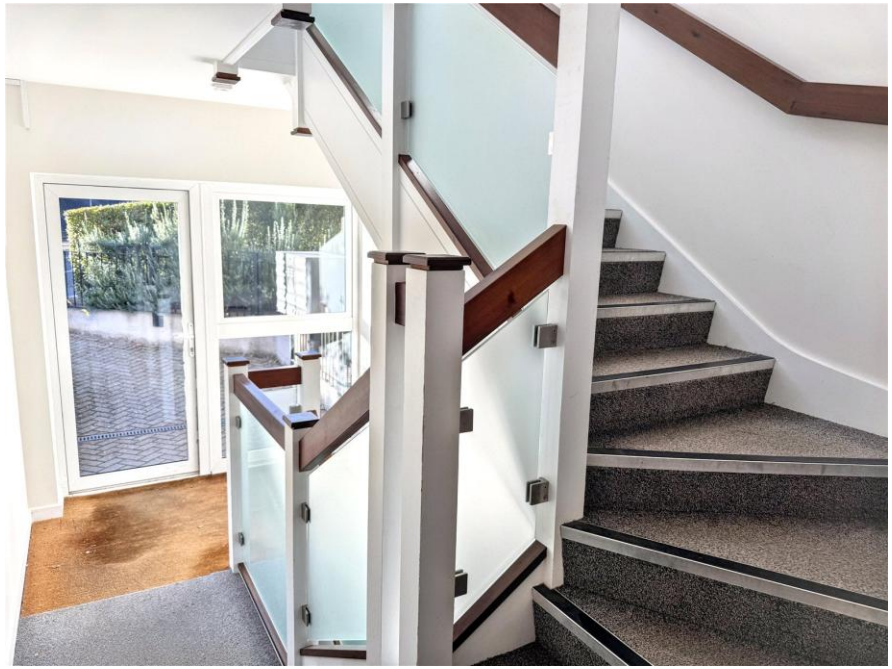






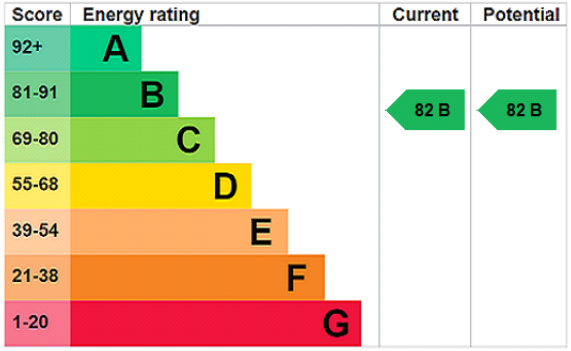

LION INSIDE











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Reference: BRN260048