

Barnes Court, New Barnet, EN5

Asking Price: £465,000

Share of Freehold

This attractive ground floor apartment offers bright, spacious and well proportioned living accommodation, complemented by a covered balcony/terrace overlooking the communal gardens. Ideally situated in the heart of New Barnet, the property benefits from a west facing terrace accessed directly from the generous reception room, enjoying an abundance of natural afternoon sunlight.

The well maintained development benefits from secure communal entry with an intercom system. The accommodation comprises a spacious entrance hall providing access to all rooms, a generous rear aspect reception room with door opening onto the covered balcony/terrace, a separate fitted kitchen, two double bedrooms, a three piece family bathroom and a separate guest WC.

Further benefits include residents' parking within the development and a private garage.

Barnes Court is conveniently situated just a few minutes' walk from New Barnet Mainline Station, offering direct services to London King's Cross and Moorgate. High Barnet Underground Station (Northern Line) is also located approximately one mile away.

A range of local shops, amenities and leisure facilities are within easy walking distance, including Sainsbury's supermarket, New Barnet Leisure Centre, Tesco Metro and the Everyman Cinema.

There are also bus stops directly outside the development, providing excellent local connections via routes:

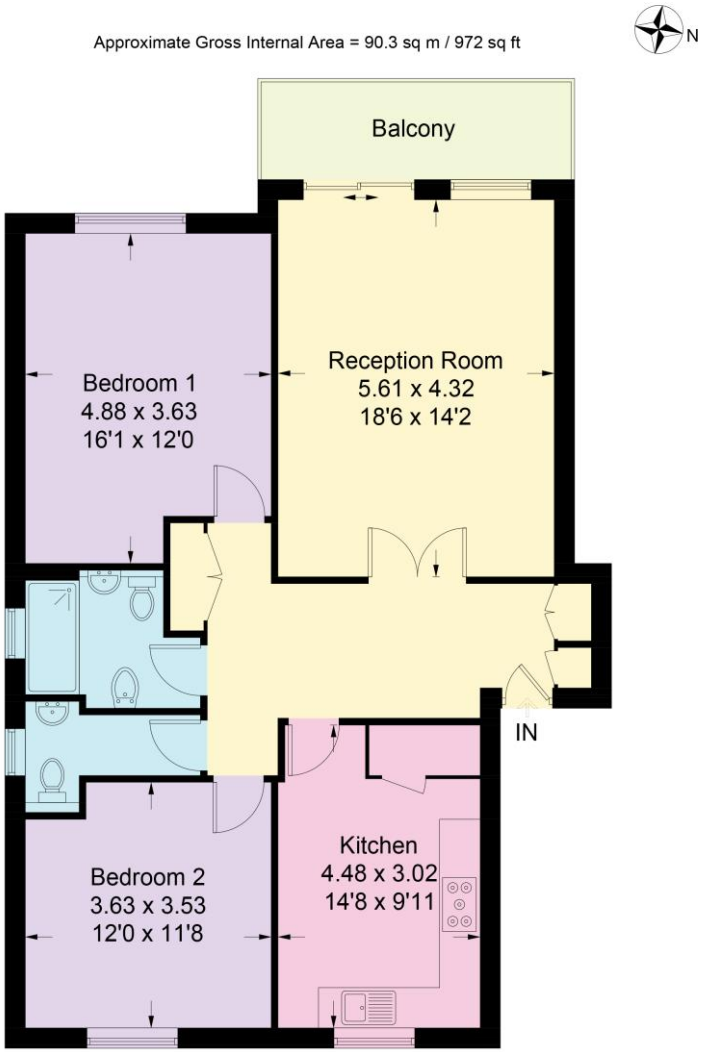
107 & 384: Edgware Station

326 & 383: Barnet, The Spires

- **GROUND FLOOR FLAT WITH TERRACE**
- **TWO BEDROOMS**
- **RECEPTION ROOM**
- **COVERED BALCONY/TERRACE**
- **KITCHEN**
- **THREE PIECE BATHROOM**
- **GUEST WC**
- **GARAGE**
- **SHARE OF FREEFOLD**

40 Barnes Court

Approximate Gross Internal Area = 90.3 sq m / 972 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1349021)



























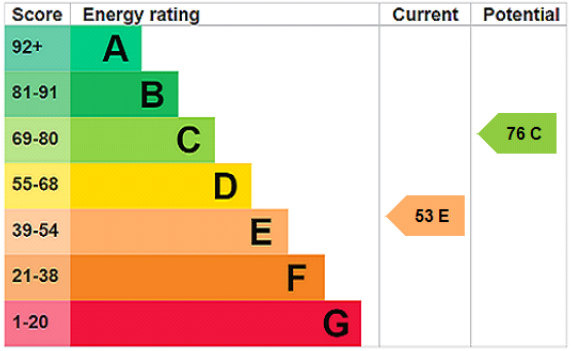












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Reference: BRN260393