

STATONS

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**Station Road
New Barnet**

Ultra Court, 48 Station Road, New Barnet, EN5 1RD

*** CHAIN FREE *** Located within easy walking distance of New Barnet railway station is this immaculately presented one bedroom ground floor period apartment. The spacious and airy accommodation benefits from high ceilings, contemporary decor throughout, modern kitchen & bathroom, well-proportioned bedroom and lounge, wooden floors, one allocated off street parking space and a share of the freehold.

The area is also served by numerous bus routes and is within easy walking distance of local shops, supermarkets, Everyman Cinema and Pure Gym.





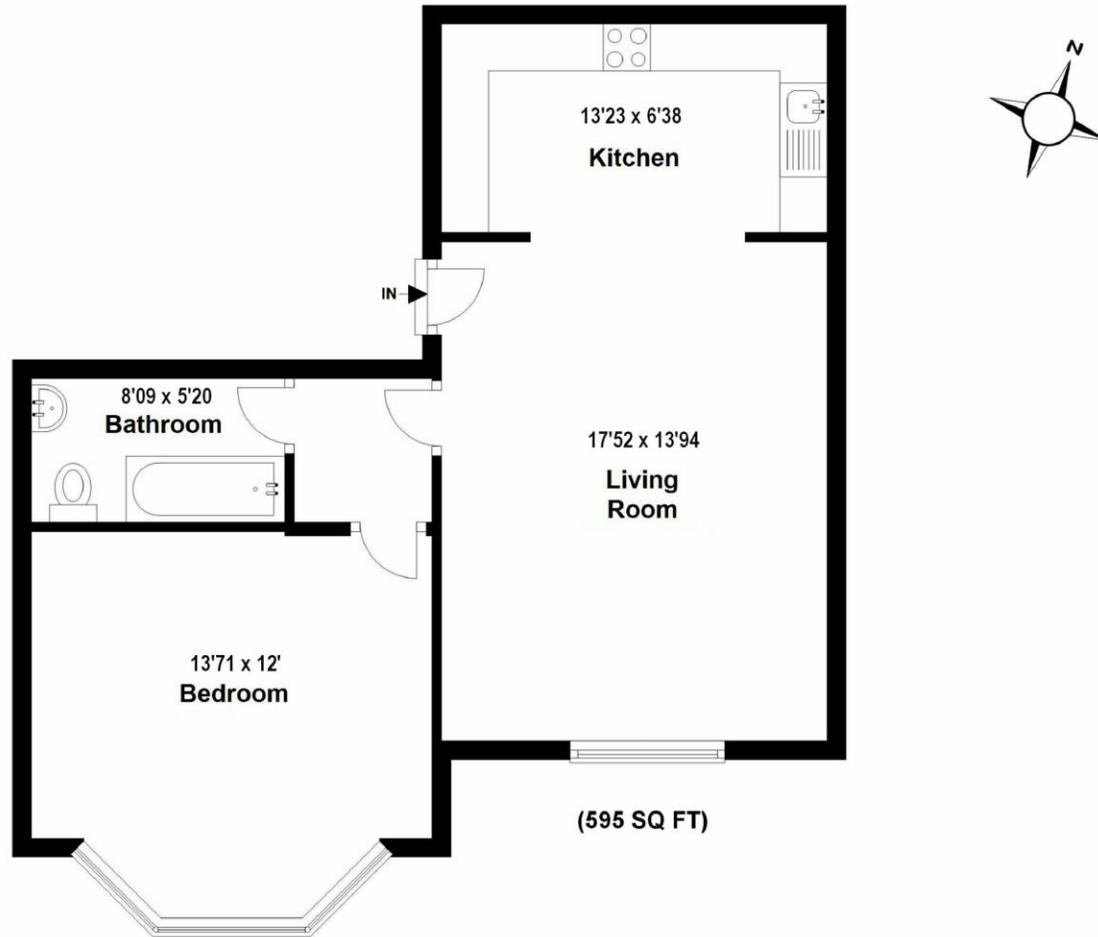




Ground Floor



Local Authority: Barnet
 Council Tax band: D
 Tenure: Share of Freehold



Whilst every attempt has been made to ensure the accuracy of this floor plan, no responsibility is taken for any error, omission or incorrect statement. The plan is for illustrative purposes and is to be used as such by any prospective purchaser or tenant. Floor Plan prepared by Adrian Bunting 07753375565. Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate. All dimensions include wardrobe spaces where applicable.

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