

10 Collingwood Court, Station Road
New Barnet, Hertfordshire, EN5 1SS
Price £435,000 Share of freehold

STATONS

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Bedrooms 2 | Bathrooms 2 | Receptions 1





10 Collingwood Court, 130 Station Road
New Barnet, Hertfordshire



Situated on the ground floor of this modern purpose block, we are delighted to offer for sale this 2 bedroom apartment. The property offers bright and spacious accommodation throughout and comprises a welcoming entrance hall with storage cupboards, large reception room, kitchen/breakfast room, master bedroom with en suite shower room, second double bedroom and a family bathroom. Externally there is well kept communal gardens and allocated underground parking bays for 2 cars.

Ideally located for the commuter, with both New Barnet mainline station and High Barnet underground stations (Northern Line) within easy reach. The area is also served by numerous bus routes. The Everyman Cinema, Pure fitness gym and local shopping amenities are also within walking distance.

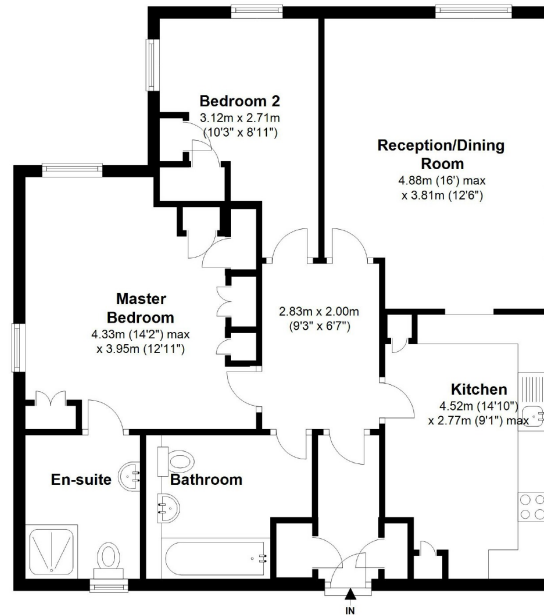
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The accommodation comprises:

GROUND FLOOR, Hallway With Storage Cupboards, Reception/Dining Room, Kitchen/Breakfast Room, Master Bedroom, En Suite Shower Room, Bedroom 2, Family Bathroom, EXTERIOR, Communal Grounds, Allocated Parking



Ground Floor



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. When a garage outbuilding, garden and/or balcony are shown on the floor plan, their areas are included in the floor square area. 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Most energy efficient - lower running costs			Most environmentally friendly - lower CO ₂ emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & 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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