

6 Baring Court, Park Road
New Barnet, Hertfordshire
£335,000 Leasehold

STATONS

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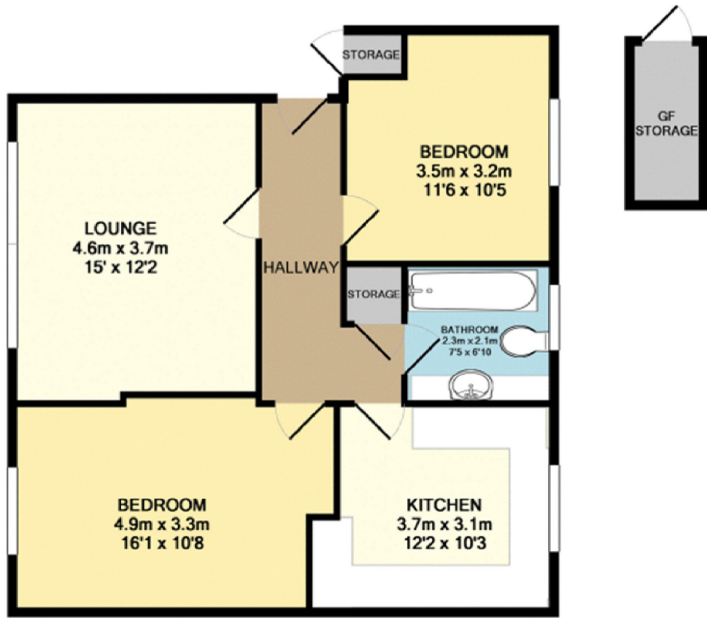
6 Baring Court, 23 Park Road, New Barnet, Hertfordshire, EN4 9AL

■ 2 Bedrooms ■ 1 Bathrooms ■ 1 Receptions

Situated in this purpose built block a bright and spacious second floor 2 bedroom flat. This property comprises a hallway with storage cupboard, a large reception room, separate fitted kitchen/breakfast room, 2 double bedrooms and a family bathroom. Externally there is a ground floor storage cupboard, communal parking area and gardens.

Located within easy reach of New Barnet overground station, Cockfosters tube station (Piccadilly Line) and sought after local schools including JCoss secondary school.

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TOTAL APPROX. FLOOR AREA 69.0 SQ.M. (743 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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SECOND FLOOR

Entrance Hallway

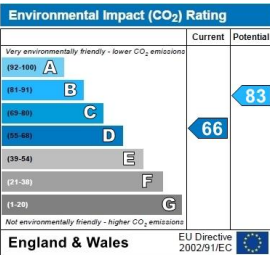
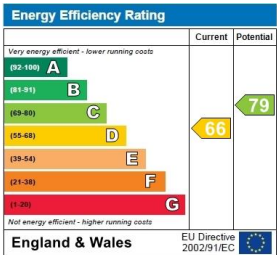
Lounge 15' x 12'2 (4.57m x 3.71m)

Kitchen 12'2 x 10'3 (3.71m x 3.12m)

Master Bedroom 16'1 x 10'8 (4.90m x 3.25m)

Bedroom 2 11'6 x 10'5 (3.51m x 3.18m)

Bathroom 7'5 x 6'10 (2.26m x 2.08m)



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.

Floor plans should be used as a general outline for guidance only and do not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let. Floor Plans only for illustration purposes only – not to scale

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