

2 Servas Court, Station Road
New Barnet, Hertfordshire, EN5 1PR
£455,000

STATONS

Tel: 020 8449 3383
Email: barnet@statons.com
Bedrooms 2 | Bathrooms 2 | Receptions 1





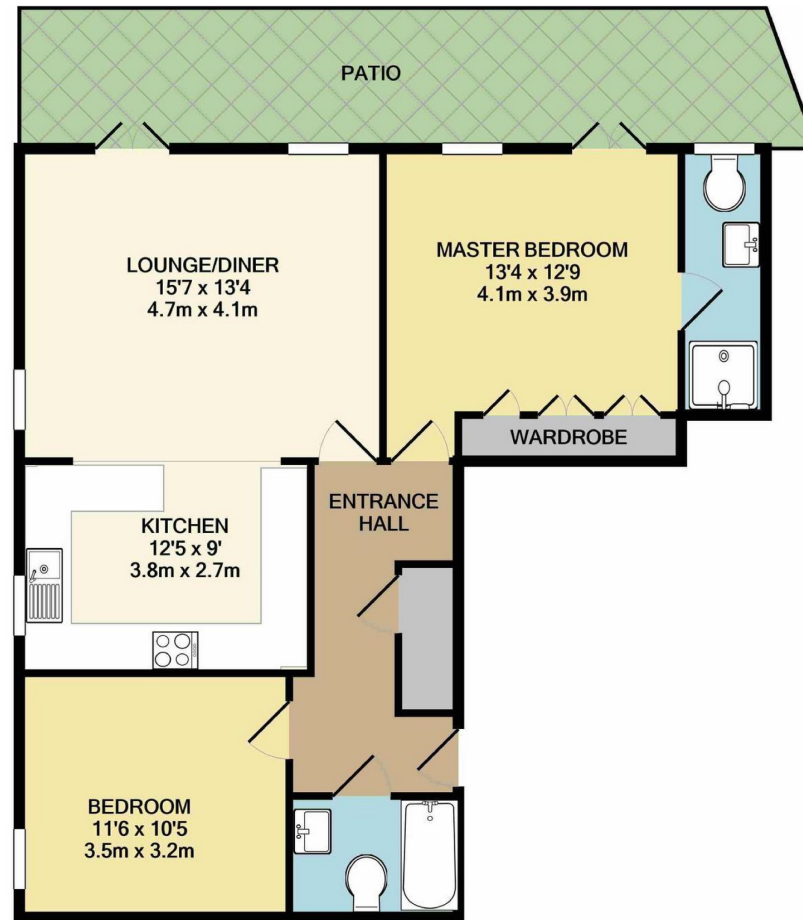
2 Servas Court, 63 Station Road
New Barnet, Hertfordshire
EN5 1PR



*** CHAIN FREE *** A spacious, modern, well presented 2 bedroom ground floor apartment within walking distance to New Barnet Main Line Station. The property offers bright, well planned accommodation throughout and comprises a welcoming entrance hall, large open plan reception room with fitted kitchen and integrated appliances, master bedroom with en suite shower room, second double bedroom and a modern bathroom. Externally the property also benefits from its own private patio and gated parking.

Ideally located for the commuter, with both High Barnet underground station (Northern Line) and New Barnet mainline stations within easy reach. The area is also served by numerous bus routes. Sainsbury's and shops and restaurants are within walking distance and New Barnet Leisure Centre and Pure Fitness gym are also close. The area has many well regarded schools both private and state.





TOTAL APPROX. FLOOR AREA 783 SQ.FT. (72.8 SQ.M.)

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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Rating	Current	Potential	Rating	Current	Potential
A	83	83	A	86	86
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		

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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