

Flat 2, Sambroke Square
New Barnet, Hertfordshire, EN4 9PL
Price £435,000 Leasehold

STATONS

Tel: 020 8449 3383
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Bedrooms 2 | Bathrooms 1 | Receptions 1





**Flat 2, 1 Sambroke Square
New Barnet, Hertfordshire
EN4 9PL**



This two bedroom, one bathroom apartment is spacious (771 sqft) and well located in the centre of New Barnet. When entering you are greeted by a spacious hallway (Designed to be suitable for wheel chair users) which takes you to the bright Kitchen/Diner/lounge. The kitchen is good quality with integrated appliances and granite counter tops. Off the lounge there is a delightful sun trap terrace which is south-easterly facing and attracts the sun all day long, also viewing the green communal garden. The bedrooms allow space for a double bed and wardrobes. There is an allocated parking spot as well as visitors parking.

Location is superb and convenient. The high-street and New Barnet station being a short walk away. New Barnet station is the closest which has the Great Northern line and Thameslink available. Great Northern line can take you to Finsbury Park, Kings Cross, Highbury & Islington and Moorgate. High Barnet (northern line) and Cockfosters (Piccadilly line) is a short 5mins drive away.

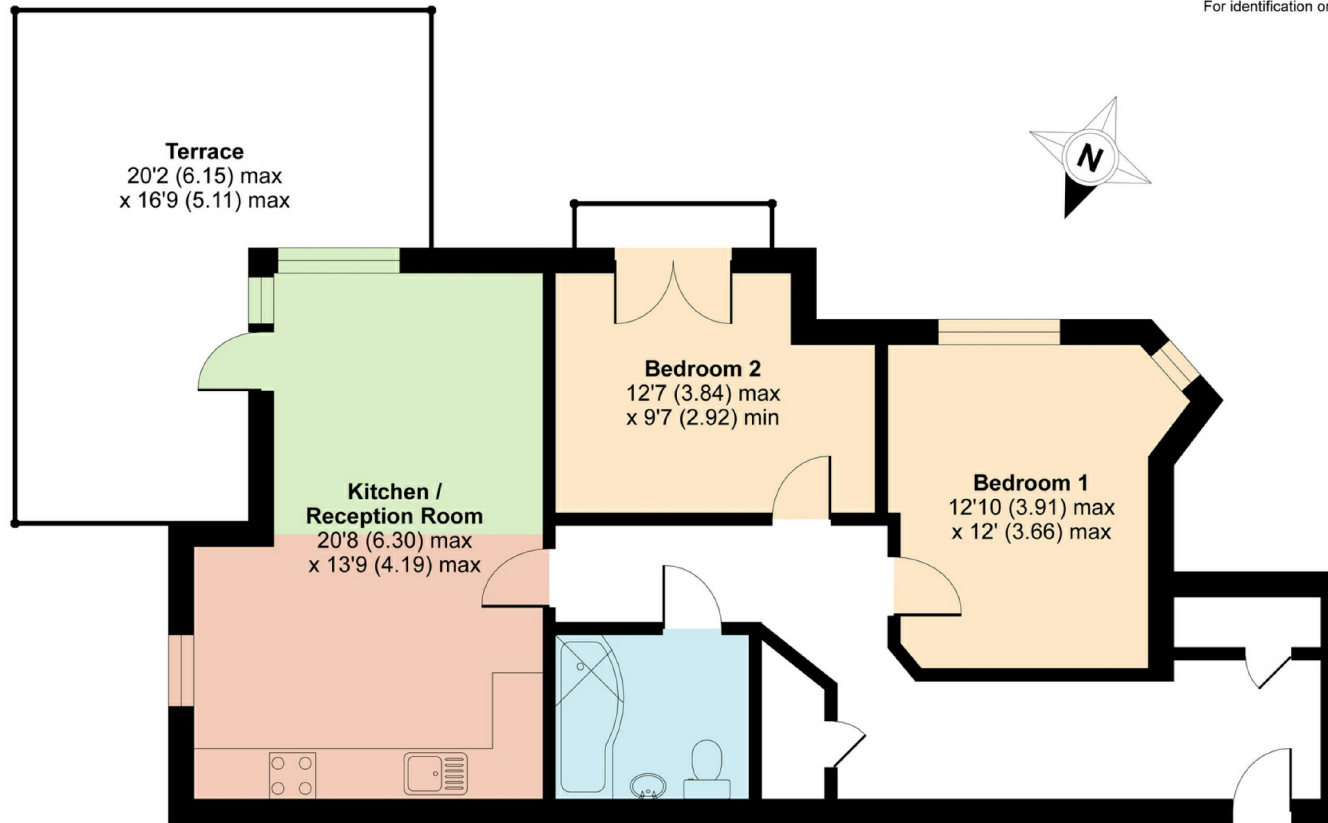
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Sambroke Square, Barnet, EN4

Approximate Area = 771 sq ft / 71.6 sq m

For identification only - Not to scale



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
100-109 A			
85-99 B			
69-84 C			
54-68 D			
39-53 E			
24-38 F			
9-23 G			
Not energy efficient - higher rating costs			
England & Wales		86	86
EU Directive 2002/91/EC			



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2021. Produced for Statons. REF: 695076

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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