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**Park Road
New Barnet**



Golden Court, Park Road, New Barnet, EN4 9TE OIEO £325,000

Nestled in the heart of Barnet, this delightful newly refurbished Apartment on the second floor, offers a perfect blend of comfort and convenience. It comprises a double bedroom, a spacious reception room, a well-equipped kitchen, and a shower oom with natural light coming through. Golden Court, also offers the added benefit of off-street parking, making daily life even more hassle-free.

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 and offers quick access to A1(M) for easy road connections. The local Sainsburys is within walking distance along with many other amenities, such as the Everyman Cinema, New Barnet Leisure Centre and Pure Fitness gym. The area has many well regarded schools both private and state.



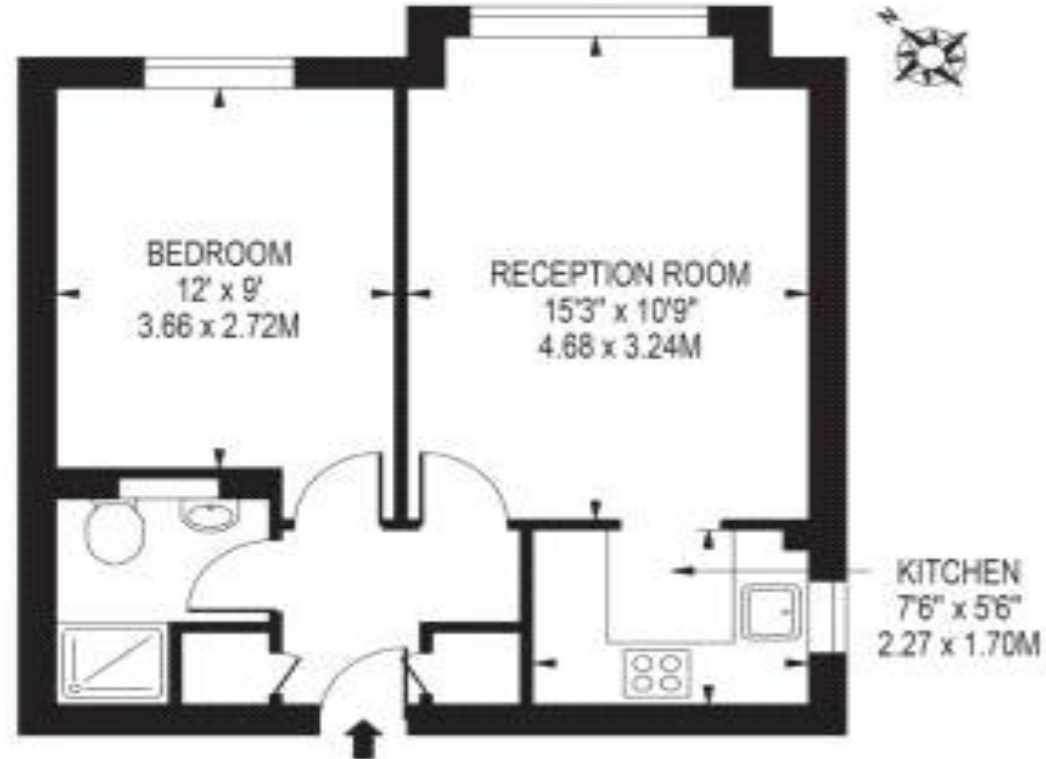






GOLDEN COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 400 SQ FT - 37.15 SQ M



SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN IS INTENDED AS A GENERAL GUIDE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN ANY WAY AN OFFER OR CONTRACT. ANY PERSON PURCHASING OR LEASING SHOULD SATISFY THEMSELVES BY INSPECTION, SURVEY, ENGINEER AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY STATEMENT, REPRESENTATION OR INFORMATION CONCERNING APPROXIMATE AND IS SUBJECT TO A FULL SURVEY OF THE SUBJECT PROPERTY.

Local Authority: Barnet
Council Tax band: C
Tenure: Leasehold
Service Charge: £1,098pa
Ground Rent: TBC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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