



WALTON COURT, LYONSDOWN ROAD, NEW BARNET, EN5

A SHARE OF FREEHOLD, bright and spacious ONE DOUBLE BEDROOM TOP FLOOR APARTMENT situated in this highly popular PURPOSE BUILT BLOCK in the sought after location of the Lyonsdown area. The property comprises of a spacious entrance hall, with an ENTRY PHONE SYSTEM, ample storage and loft access, a BRIGHT RECEPTION ROOM WITH OWN BALCONY, a FITTED KITCHEN, a DOUBLE BEDROOM and bathroom with a separate W/C. Externally, there is an ALLOCATED PARKING SPACE, well-maintained COMMUNAL GARDENS and just 0.1 miles from the New Barnet British Railway Station, in addition to the local high street and amenities. Viewings highly recommended. Offered CHAIN-FREE.



ACCOMMODATION

PRICE: £325,000 LEASEHOLD - SHARE OF FREEHOLD

HALLWAY:

Carpeted, Three Large Storage Cupboards (One is plumbed for Washing Machine), Entry Phone System, Radiator, Loft Access



RECEPTION ROOM: 15'5 x 11'05 (4.70m x 3.48m)

Large Double Glazed Windows & Door leading out to Balcony, Carpeted, Ceiling Cornicing, Radiator



FITTED KITCHEN:

Double Glazed Window, Tiled Flooring & Walls, Base & Wall Units, Integrated Fridge/Freezer, Dishwasher, Gas Hob, Oven, Extractor Fan, Radiator, Spotlights



BEDROOM: 13'56 x 10'78 (3.96m x 3.05m)

Double Glazed Window, Carpeted, Built In Wardrobe, Radiator, Ceiling Cornicing



BATHROOM:

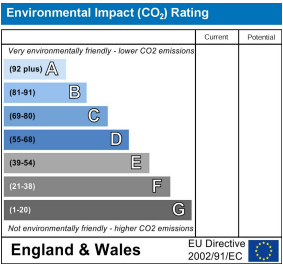
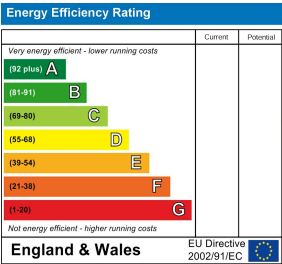
Tiled Flooring & Walls, Bath with Shower Attachment, Wash Hand Basin & Unit, W/C, Extractor Fan, Spotlights

**SEPARATE W/C:
Part Tiled Walls & Tiled Flooring, W/C**

**RESIDENTS CAR PARK:
One Allocated Parking Space**



Awaiting Floor Plan



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. 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 purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.