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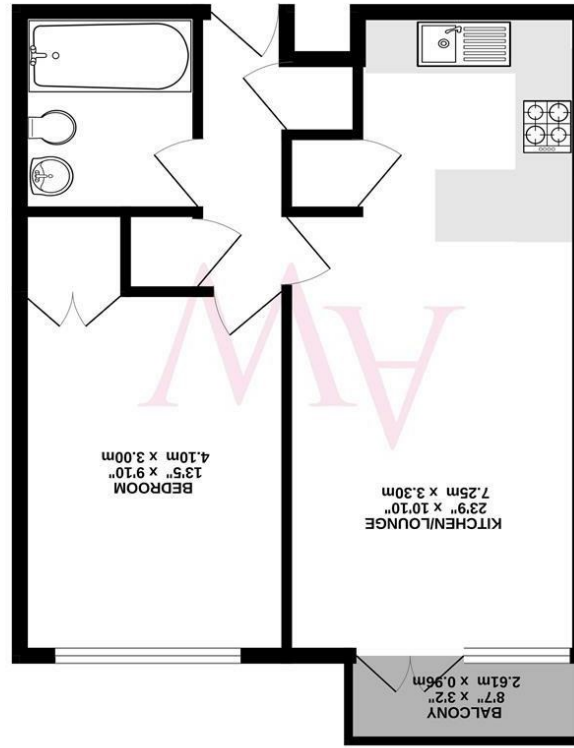
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Our Offices



SECOND FLOOR
487 sq. ft. (45.2 sq.m.) approx.

These new drawings have been prepared to show the accuracy of the proposed construction, measurements of doors, windows, columns and other items are approximate and no responsibility is taken for any errors or omissions. They shall be the property of Andrew Ward Estate Agents and shall remain their property. The services, systems and appliances shown are not intended to be guaranteed as to their operation or efficiency. ©2023



11 FELINE COURT 23 CAT HILL, BARNET EN4 8HF

Offers In Excess Of £255,000 | Leasehold



Property Overview

NEW INSTRUCTION* CHAIN FREE

One bedroom first floor 1980 purpose built flat located in Cat Hill that is within walking distance of Oak Hill Park.

The property comprises of a spacious 24ft open plan reception room/kitchen that benefits from a balcony, a bright and spacious double bedroom with fitted wardrobes and a three piece family bathroom. The general condition has been maintained very well, however requires modernisation throughout.

Externally there is landscaped communal gardens and parking for residents and visitors.

The property will come with a brand new 108 year lease on completion.



Property Features

- RECEPTION ROOM/KITCHEN - 23'8 x 10'9
- BATHROOM - 6'9 x 6'5
- RESIDENT PARKING
- CHAIN FREE
- BEDROOM - 15'5 x 9'9
- CLOSE TO EAST BARNET VILLAGE
- COMMUNAL GARDENS
- BALCONY

Agents Notes

Further benefits include good storage space. The property is near East Barnet Village and all its cafes, shops and other amenities. You have Oakleigh Park Station (mainline), Cockfosters (Piccadilly line) and New Barnet Station (Mainline) in close proximity.

Service charge: circa. £865p.a

Ground rent: £60p.a

Council tax band: