

**POTTERS BAR**  
149 High Street, Potters Bar EN6 5BB  
Tel: 01707 657181  
Email: pottersbar@andrewward.co.uk

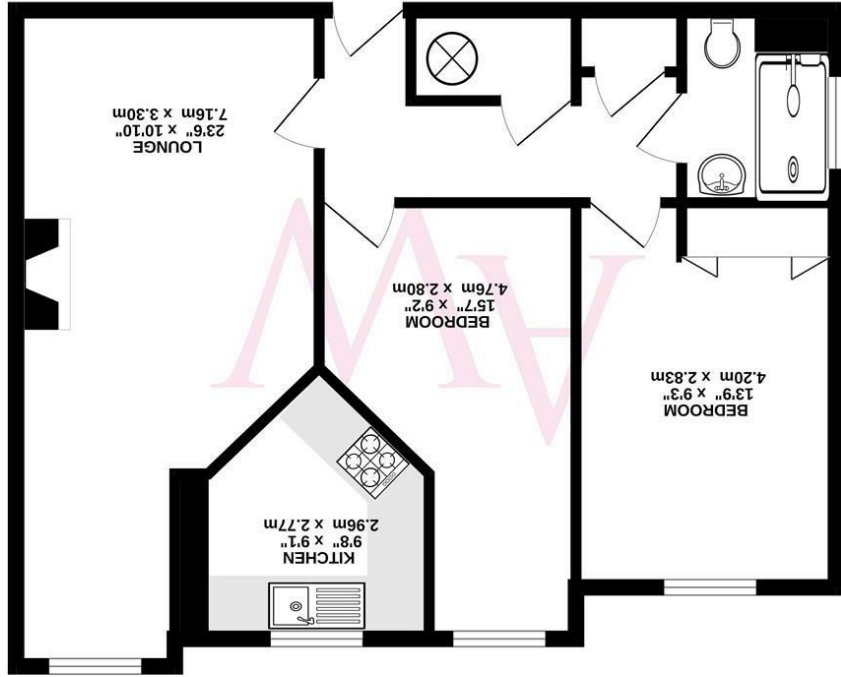
**BROOKMANS PARK**  
35 Bradmore Green, Brookmans Park AL9 7QR  
Tel: 01707 649779  
Email: brookmanspark@andrewward.co.uk

**BARNET**  
175 High Street, Barnet EN5 5SU  
Tel: 020 8441 6000  
Email: barnet@andrewward.co.uk

**www.andrewward.co.uk**  
175 High Street, Barnet, Herts, EN5 5SU | barnet@andrewward.co.uk  
020 8441 6000

Contact us

Our Offices



FIRST FLOOR  
632 sq.ft. (58.7 sq.m.) approx.



FLAT 17 ARGENT COURT, LEICESTER ROAD, BARNET EN5 5FL

Offers In Excess Of £300,000 | Leasehold





## Property Overview

Built by renowned developers McCarthy & Stone is this very well presented first floor two double bedroom retirement apartment in Leicester Road.

The property comprises of a bright and spacious 24ft reception room, a separate kitchen featuring induction hob and integrated microwave, a bathroom with large shower tray and window.

The development includes house manager, 24 hour care line system, lift, laundry room, an inviting communal lounge, plus a quiet and peaceful communal garden.

The property is exclusively for people over 60 years of age.



## Property Features

- RECEPTION ROOM - 24' x 10'1
- KITCHEN - 7'10 x 9'5
- BATHROOM - 5'6 x 6'9
- COMMUNAL LOUNGE
- VIDEO DOOR ENTRY
- BEDROOM 1 - 15'7 x 9'2
- BEDROOM 2 - 11'8 x 9'3
- COMMUNAL GARDENS
- HOUSE MANAGER
- LIFT

## Agents Notes

Further features include walk in wardrobes, deep storage cupboards, electric heating, double glazed windows and residents parking.

We understand lease remaining is approximately 110 years

Service charge: £4,412.73 PA

Ground Rent: £595

Council Tax Band: E

EPC: B