

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

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All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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

Our Offices

Contact us



FLAT 15, COLLISON AVENUE 11 BARNET ROAD, BARNET EN5 3HD

Offers In Excess Of £475,000 | Leasehold





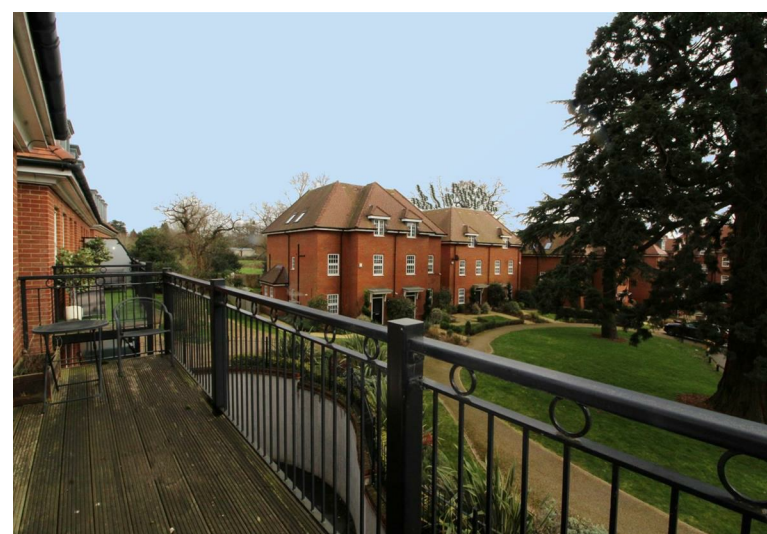
## Property Overview

Built in 2017 by renown developers Linden Homes we are proud to offer this trendy and beautifully presented two double bedroom, two bathroom luxury apartment in Collison Avenue which is situated on Barnet Road, Arkley.

The property comprises of a bright and spacious open plan kitchen/ living room featuring two good sized windows, composite Karndean flooring throughout, Quartz worktops. fully integrated appliances including AEG gas hob, oven and microwave, Beko fridge and Zanussi dishwasher.

Next along you will find a master bedroom with a fully tiled bathroom en suite, a second double bedroom, both completed with fitted wardrobes and direct access to a private balcony which enjoys the best views from the development over the beautifully landscaped communal gardens and a contemporary family bathroom to finish.

This property includes an allocated parking space in a secure underground car park.



## Property Features

- LIVING ROOM / KITCHEN- 27'4 X 18'11 ( L SHAPED )
- BEDROOM 1- 11'4 X 9'8
- BATHROOM- 7'1 X 5'6
- BEDROOM 2- 10'6 X 10'5
- EN-SUITE- 7'8 X 3'9
- UNDERGROUND PARKING
- LONG LEASE
- MODERN DEVELOPMENT
- PRIVATE BALCONY

## Agents Notes

Further benefits include extra storage cupboards, lift access, entry phone system and double glazed windows throughout.

Service Charges: Circa. £1,200-£1,300 per year

Ground Rent: £475 per year

Lease remaining: Circa. 118 years

EPC Rating- B

Council Tax Band- E