VADREW WARDE AGENTS

Email: pottersbar@andrewward.co.uk

Tel: 01707 657181

POTTERS BAR

employee of Andrew Ward Estate Agents has the authority to make or give any representation or warranty in respect of the properly." other must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are given as approximate, no survey or testing of appliances has been carried out. No Disclaimer: \*These property particulars, including floor plans, are set out as a general outline only for guidance and DO NOT constitute any part of an offer or contract. Any purchaser or

### www.andrewward.co.uk

020 8441 6000 | barnet@andrewward.co.uk 175 High Street, Barnet, Herts, EN5 55U

Contact us

Email: brookmanspark@andrewward.co.uk Tel: 01707 649779 35 Bradmore Green, Brookmans Park AL9 7QR 149 High Street, Potters Bar EN6 5BB **BROOKMANS PARK** 

Email: barnet@andrewward.co.uk Tel: 020 8441 6000 175 High Street, Barnet EN5 55U **BARNET** 

Our Offices





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







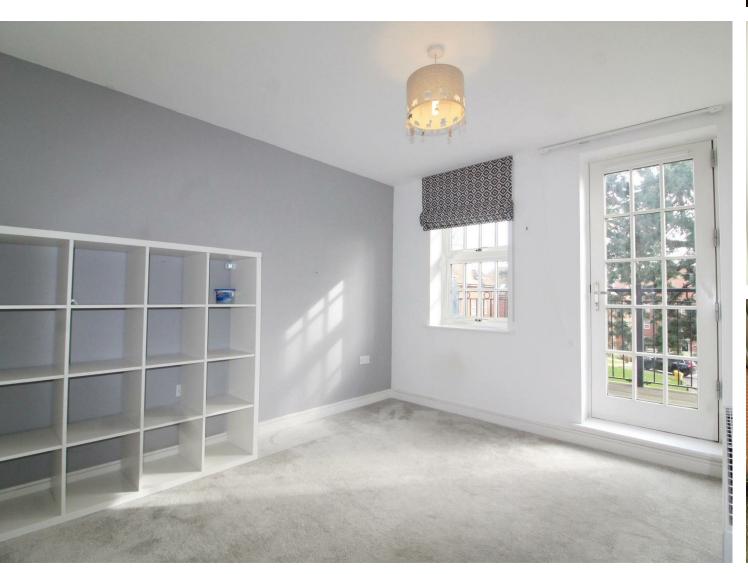
## **Property Overview**

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
- EN-SUITE- 7'8 X 3'9
- LONG LEASE
- PRIVATE BALCONY

- BEDROOM 2- 10'6 X 10'5
- UNDERGROUND PARKING
- MODERN DEVELOPMENT

### **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