



£385,000

TENURE : LEASEHOLD

Wentworth Court, Wentworth Road, EN5

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

**2 BEDROOM FIRST FLOOR
FLAT**

**MODERN FITTED KITCHEN &
BATHROOM**

**DOUBLE GLAZED & GAS
CENTRAL HEATING**

**WELL LOCATED TO THE
SPIRES SHOPPING FACILITIES**

**IDEALY LOCATED TO BUS
ROUTES**

COMMUNAL GARDENS

Mantlestates
2A Church Hill Road, East Barnet, EN4 8TB
office@mantlestates.com |

0208 275 1555





Mantlestates are pleased to offer this TWO BEDROOM FIRST FLOOR FLAT for sale conveniently located to High Barnet's shopping facilities &

Restaurants. Boasting a MODERN FITTED KITCHEN, MODERN BATHROOM, communal gardens & wooden flooring. Short walk to open fields & offered CHAIN FREE.

ENTRANCE HALL:

Wooden flooring, loft access

KITCHEN/LOUNGE: LOUNGE AREA: 16' 05" x 10' 01" (5.00m x 3.07m)

Bay double-glazed window to the front aspect, wooden flooring, radiator, coving to ceiling, feature fireplace.

KITCHEN/LOUNGE: KITCHEN AREA: 10' 07" x 7' 00" (3.23m x 2.13m)

Door to communal balcony with stairs to communal gardens, wall and base units, electric hob, extractor, double electric oven and grill, fitted fridge freezer, stainless steel sink drainer with mixer tap, plumbed washing machine, part tiled walls, laminated flooring.

FRONT BEDROOM: 11' 03" x 8' 03" (3.43m x 2.51m)

Double glazed window to front aspect, radiator, carpet, coving to ceiling.

HALL WAY: 4' 00" x 2' 08" (1.22m x 0.81m)

Wooden flooring.

REAR BEDROOM: 10' 05" x 8' 00" (3.17m x 2.44m)

Double glazed window to rear garden, carpet, radiator, picture rail.

BATHROOM: 7' 03" x 6' 05" (2.21m x 1.96m)

Double glazed window to rear aspect, panel bath with mixer tap and shower attachment, low-level flush water closet, wash hand basin in vanity unit with mixer tap, tiled flooring, part tiled walls, heated towel rail.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	69	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: Wentworth Court, Wentworth Road, EN5

