

Heamoor House, Barnet, EN4 0FF



Price: £3,000.00 p.c.m.

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk



**** FULLY FURNISHED BRAND NEW FLAT ****

We are delighted to offer to let this stylishly presented luxury three double bedroom, two bathroom second floor apartment located in the Exclusive Trent Country Park.

As you enter the building into a large bright entrance hall this leads to each apartment. The bedrooms have fitted wardrobes throughout and 2 beautifully presented bathrooms. Other benefits include a good size balcony off the living room.

The apartment is set in beautiful communal grounds & gardens, has allocated parking spaces as well as plenty of visitors parking throughout the Development. Other facilities include use of an open-air swimming pool, on-site gym, tennis courts and a shuttle bus service to and from Oakwood Tube Station (Piccadilly Line).

- LOCATED IN THE PRESTIGIOUS TRENT COUNTRY PARK
- 3 BEDROOMS, 2 BATHROOMS
- BRAND NEW FLAT
- FULLY FURNISHED
- OPEN-PLAN LIVING/KITCHEN/DINING AREA
- STYLISHLY DECORATED THROUGHOUT
- PRIVATE BALCONY
- USE OF COMMUNAL GYM AND SWIMMING POOL
- USE OF COMMUNAL GROUNDS AND TENNIS COURTS
- ALLOCATED PARKING SPACES

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FEATURES

DESCRIPTION

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ACCOMMODATION

KITCHEN/LIVING/DINING AREA
UTILITY/STORAGE ROOM
3 DOUBLE BEDROOMS
2 BATHROOMS
BALCONY
ALLOCATED PARKING SPACES
USE OF COMMUNAL GROUNDS,
SWIMMING POOL,
GYM AND TENNIS COURTS

LOCATION

The property is situated in the Trent Country Park development surrounded by over 400 acres of parkland and close to Cockfosters Underground Station. Easy access to a range of surrounding amenities, and access to Trent Park Golf Club. It is just a short drive to the M25 by car and under 30 minutes to King's Cross via tube. There is also a Free shuttle bus to Oakwood station every 30 minutes.

LOCAL AUTHORITY

London Borough of Enfield.

VIEWING

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band G.

Permitted payments are the monthly rent plus 5 weeks deposit and 2 weeks holding deposit required. Vanessa McCallum Estates is a member of the property Ombudsman. We outsource our rentals to W Property Solutions Ltd whose client money protection scheme is with NALS and is a SAFE agent.

IMPORTANT INFORMATION CONCERNING THESE PARTICULARS

None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

ANTI MONEY LAUNDERING

Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. You need to provide us with the following documents: * One form of photographic identification (i.e. Passport, Photocard Driving Licence, National Identity Card) * A recent document identifying your postal address (eg. Utility Bill, Bank Statement, Mortgage Statement, Council Tax Bill).

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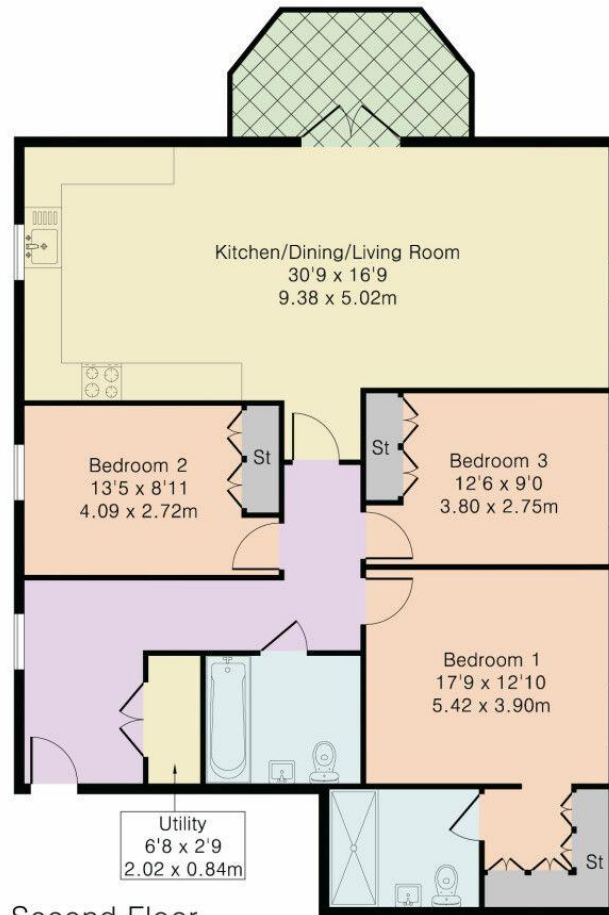
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Approximate Gross Internal Area 1128 sq ft – 105 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

