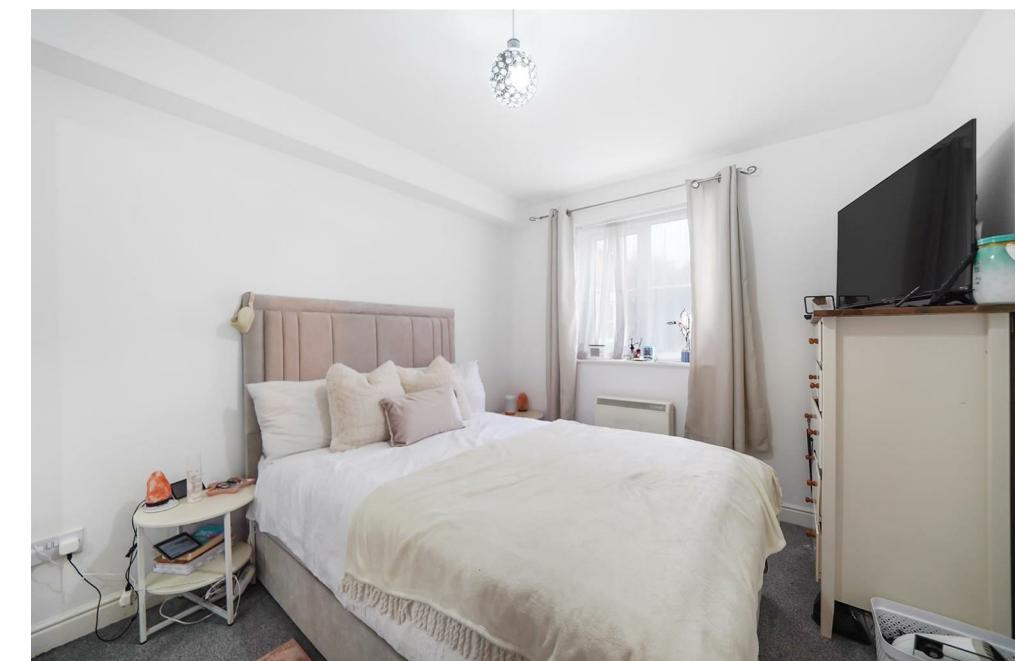


# IDEAL FOR FIRST TIME BUYERS



## Clarence Close

**Barnet EN4 8AD**

Suitable for buy-to-let investors only, not first-time buyers, as the property will have a sitting tenant. WE ARE DELIGHTED TO OFFER THIS VERY WELL PRESENTED, MODERN AND SPACIOUS TWO BEDROOM GROUND FLOOR FLAT IN THIS POPULAR GATED DEVELOPMENT WHICH IS VERY CONVENIENTLY SITUATED VERY CLOSE TO NEW BARNET MAINLINE STATION. THE FLAT HAS AN ENERGY EFFICIENT RATING OF C, COMES WITH A LONG LEASE(164 YEARS REMAINING), HAS RESIDENTS PARKING AND COMMUNAL GARDENS AND IS OFFERED CHAIN FREE. OTHER BENEFITS INCLUDE FITTED WARDROBES IN BOTH BEDROOMS, A SPACIOUS LOUNGE, A SEPARATE FULLY EQUIPPED FITTED KITCHEN, NEW DOUBLE GLAZING, AN ENTRYPHONE AND PART WOOD FLOORING/PARTLY CARPETED. THE FLAT IS ALSO SITUATED WITHIN CLOSE PROXIMITY OF OAKLEIGH PARK STATION AND HIGH BARNET UNDERGROUND STATION (NORTHERN LINE) LOCAL TRANSPORT, SUPERMARKETS INCLUDING TESCO EXPRESS, PUBS, RESTAURANTS, COFFEE BARS AND LOCAL SHOPS.

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