



**Welbeck Road
Barnet
Hertfordshire
EN4 8RZ**

Offers in Excess of £310,000

bettermove

Welbeck Road

Barnet

Bettermove are proud to present this 2 bedroom Maisonette in Barnet available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has ample on street parking available nearby. The council tax band is C.

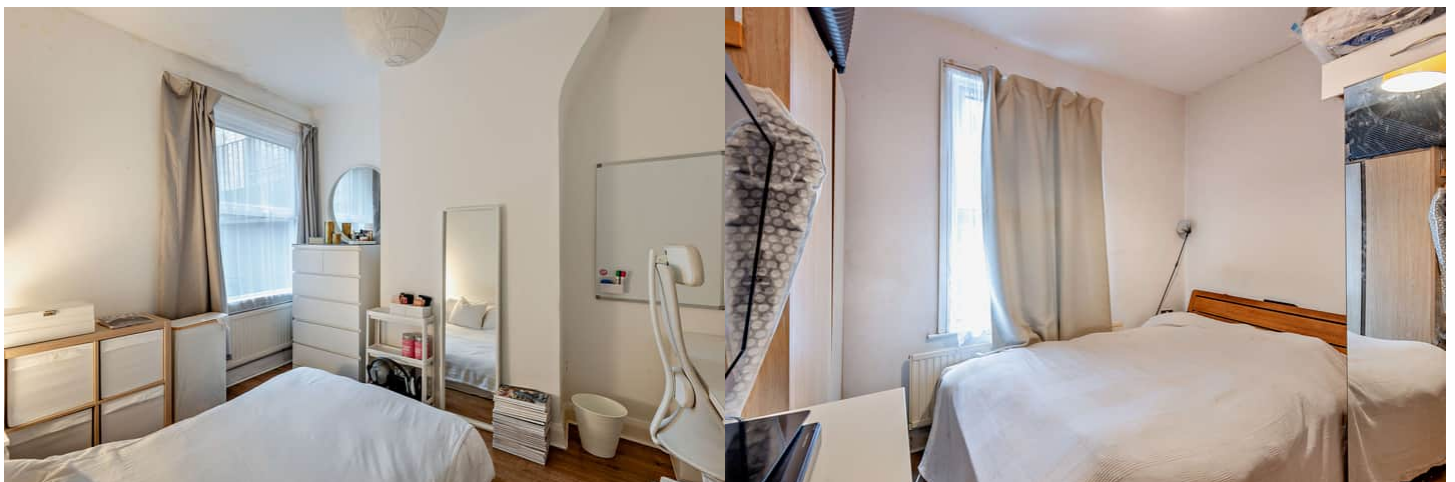
The property is tenanted and will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove.

This is a leasehold property with 76 years remaining on the lease; the ground rent is £150 and the service charge is £500 per annum.

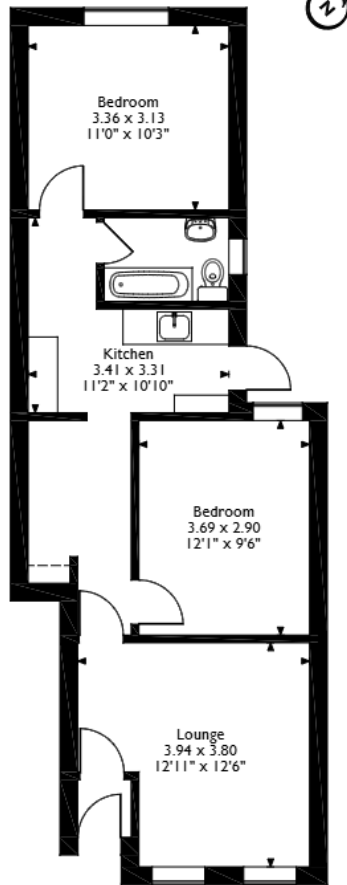
The interior of this well presented property comprises a spacious living room, the fitted kitchen, two double bedrooms and the bathroom located on the ground floor of the building. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Barnet, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from New Barnet Train Station, Oakleigh Park Train Station and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Welbeck Road, Barnet
 Approximate Gross Internal Area
 54 Sq M/581 Sq Ft



Ground Floor

Please measure the number of storeys, columns and other structural supports and also flagpoles to be used for planning purposes and structural load requirements to practice.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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