

A Ground Floor Two Bedroom Flat subject to an Assured Shorthold Tenancy producing £10,400 per annum

**Guide Price = £195,000+**

#### Tenure

Leasehold. The property is subject to a 125 year lease commencing on 1st May 2003 and therefore has approximately 120 years unexpired

#### Location

Polaris Court is situated in the popular residential area of New Barnet just a short distance from Barnet town centre. New Barnet is approximately 10 miles north of central London. Transport links are provided by both Cockfosters (Piccadilly Line) and High Barnet (Northern Line) underground stations and New Barnet rail station. In addition the M25 motorway (junction 24) is within easy reach.

#### Description

The property comprises a ground floor two bedroom flat situated within a purpose built block arranged over ground, first and second floors. The

property benefits from a door entry phone system

#### Accommodation

##### Ground Floor

Large Reception Room with open plan Kitchen area  
Two Bedrooms  
Bathroom with WC and wash basin

#### Exterior

The property benefits from allocated parking

#### Tenancy details

The property is let on an Assured Shorthold Tenancy from 5th April 2007 for a term of 6 months with a current rent of £200 per week (holding over)

**Total Current Rent Reserved  
£10,400 per annum**

