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Top Floor



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.

Plan produced using PlanUp.

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30 Gainsborough Court Leicester Road

Barnet EN5 5DG

£239,995 Share of Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PROPERTY SUMMARY

Situated in this sought after location within easy access of both New Barnet and High Barnet overground and underground stations Hamilton Chase are delighted to offer for sale this most attractive bright and airy refurbished larger than average top floor studio flat offering close to 400 sq ft of living accommodation, Features include 17 x 13 ft lounge/bedroom, fitted kitchen, newly fitted bathroom, new carpets and flooring, garage, communal gardens, share of freehold, chain free.

ACCOMMODATION

COMMUNAL ENTRANCE

With entry phone system, communal staircase to all floors.

FRONT DOOR

HALLWAY 7' 0" x 3' 8" (2.13m x 1.12m)

Fitted carpet, double glazed window to front aspect, wall mounted entry phone, wall mounted fuse box.

LOUNGE/BEDROOM 17' 0" x 13' 0" (5.18m x 3.96m)

Double glazed window to front aspect, fitted carpet, two wall mounted storage heaters, power points, tv and telephone point.

KITCHEN 10' 0" x 6' 6" (3.05m x 1.98m)

Range of fitted wall and base units with rolled top work surfaces, inset stainless steel sink/drainer with cupboards underneath, plumbing for washing machine, built in four ring electric hob with extractor hood above, built in electric oven, power points, splash back tiling to walls, heavy duty vinyl flooring, double glazed window to rear aspect.

BATHROOM 10' 0" x 6' 6" (3.05m x 1.98m)

Enclosed paneled bath with wall mounted shower attachment, wash/hand basin, low level wc, splash back tiling to walls, heavy duty vinyl flooring, electric shaver point, built in cupboard housing hot water cylinder, access to loft space, double glazed window to rear aspect.

COMMUNAL GARDENS

Well maintained communal gardens.

GARAGE

Garage en bloc with up and over door.

