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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

- Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
- References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
- Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
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1 Beaufort Court Somerset Road

Barnet EN5 1RW

£349,995

Share of Freehold

PROPERTY SUMMARY

Situated in this highly sought after quiet location within easy access for both New Barnet and High Barnet Overground and Underground Stations Hamilton Chase are delighted to offer for sale this ground floor purpose built flat forming part of this well maintained private block. The property itself does require modernisation and offers 730 sq ft of living space and has the following features, two double bedrooms, spacious lounge with direct access to a balcony overlooking the communal gardens, fitted kitchen, bathroom, cloakroom, garage, share of freehold, chain-free, an internal viewing is most highly recommended.

ACCOMMODATION

COMMUNAL ENTRANCE

Entry phone system, with communal a communal staircase to all floors.

FRONT DOOR

HALLWAY 15' 4" x 8' 1" (4.67m x 2.46m)

Fitted carpet, wall mounted electric radiator, wall mounted entry phone, two built in storage cupboards one housing the electric meter and fuse box.

LOUNGE 16' 6" x 12' 1" (5.03m x 3.68m)

Fitted carpet, power points, tv and telephone point, coving to ceiling, two wall mounted electric radiators, double glazed windows and double glazed door to balcony.

BALCONY 9' 9" x 3' 0" (2.97m x 0.91m)

With views over the well maintained communal gardens.

KITCHEN 10' 5" x 7' 0" (3.17m x 2.13m)

Double glazed window to front aspect, fitted wall and base units with worksurfaces, power points, inset one and half bowl sink/drainers with cupboards underneath, tiled walls, plumbing for washing machine, electric cooker point, telephone point, lino flooring.

BEDROOM 1 16' 6" x 11' 5" (5.03m x 3.48m)

Double glazed window to rear aspect with views over the communal gardens, fitted carpet, wall mounted electric radiator, telephone point, range of fitted wardrobes with bedside cabinets and dressing table.



BEDROOM 2 11' 4" x 7' 7" (3.45m x 2.31m)

Double glazed window to front aspect, fitted carpet, power points, wall mounted electric radiator, coving to ceiling, built in cupboard housing hot and cold water tanks.

CLOAKROOM

Low level wc, fitted carpet, tiled walls.

BATHROOM

Corner angled shower cubicle, low level wc, wash/hand basin, tiled walls, wall mounted electric heater, heated towel rail, lino flooring, coving to ceiling.

GARAGE

Garage en bloc with power and light and electric up and over door.

COMMUNAL GARDENS

Well maintained communal gardens with a large lawn area, flower and shrub borders.

