HamiltonCHASE

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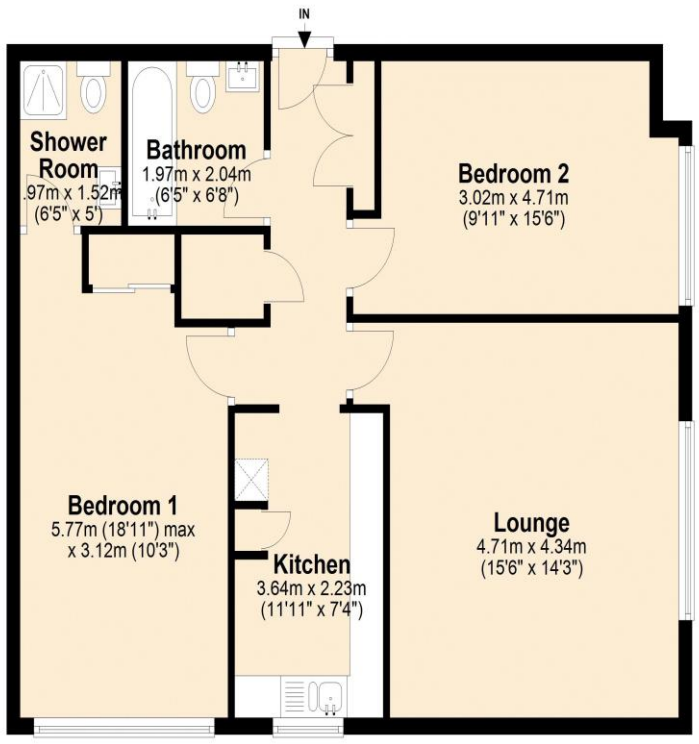
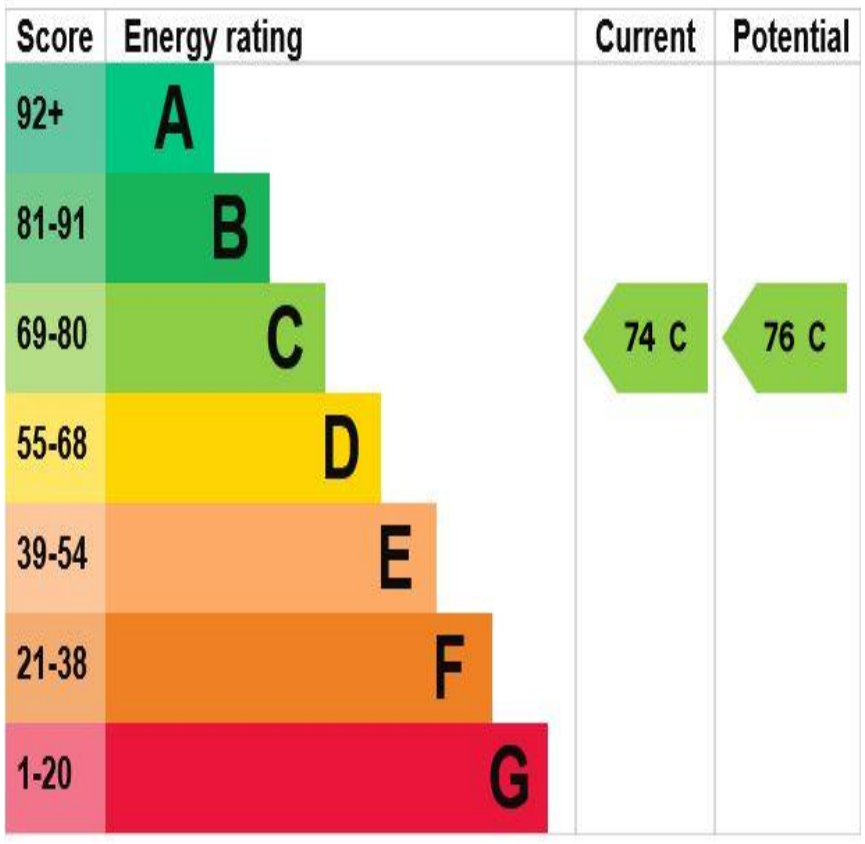
Top Floor




1. 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.
2. 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.
3. 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.
4. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
5. Floor plans remain copyright of Hamilton Chase Estate Agents and are not to be copied in part or full without written consent, are provided for illustrative purposes only and are not to scale.

# Flat 15 Falcon Court 36 Station Road
Barnet EN5 1YZ

**£385,000** **Share of Freehold**

## PROPERTY SUMMARY

Situated in this highly sought after location within easy access of local shops, excellent schools and both New Barnet and High Barnet Overground and Underground stations, Hamilton Chase are delighted to offer for sale this top floor two double bedroom apartment offering 890sq ft of living space. The property itself is being offered as s chain-free sale and has the following features, two double bedrooms, lounge/diner, fitted kitchen, family bathroom and en suite shower to the master bedroom, gas central heating, 15ft lounge, gas central heating, double glazed windows, gated residents parking, garage, chain-free.

## ACCOMMODATION

COMMUNAL ENTRANCE
Well maintained communal hallways, entry phone system, staircase and lift to all floors, access to communal gardens, gated parking and garages.

FRONT DOOR

HALLWAY
Fitted carpet, wall mounted entry phone, radiator, coving to ceiling, power points, built in storage cupboard with double doors, separate single storage cupboard.

LOUNGE 15' 6" x 14' 3" (4.72m x 4.34m)
Double glazed windows to front aspect, fitted carpet, power points, coving to ceiling, two double radiators, tv and telephone point.

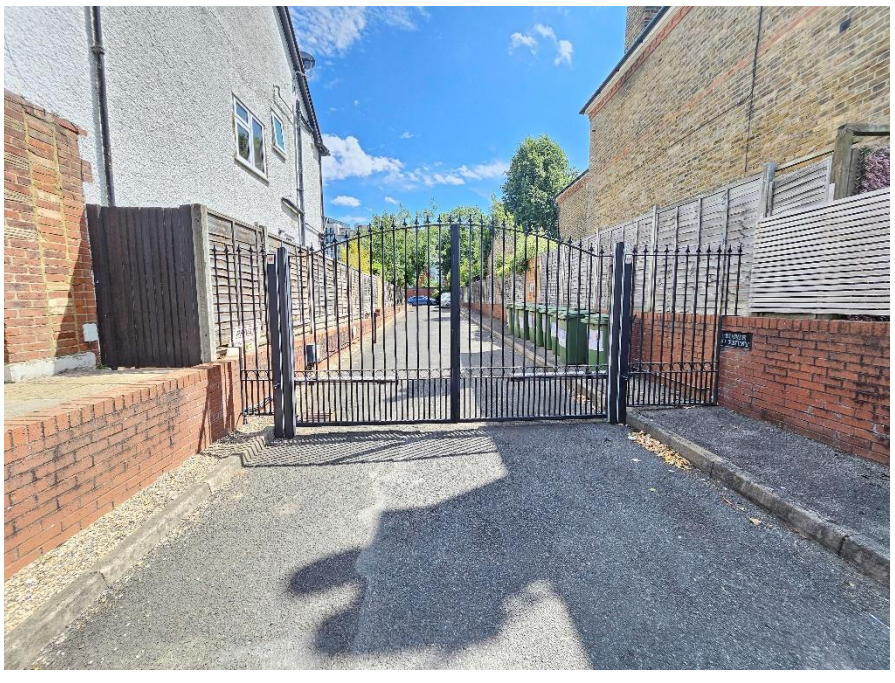
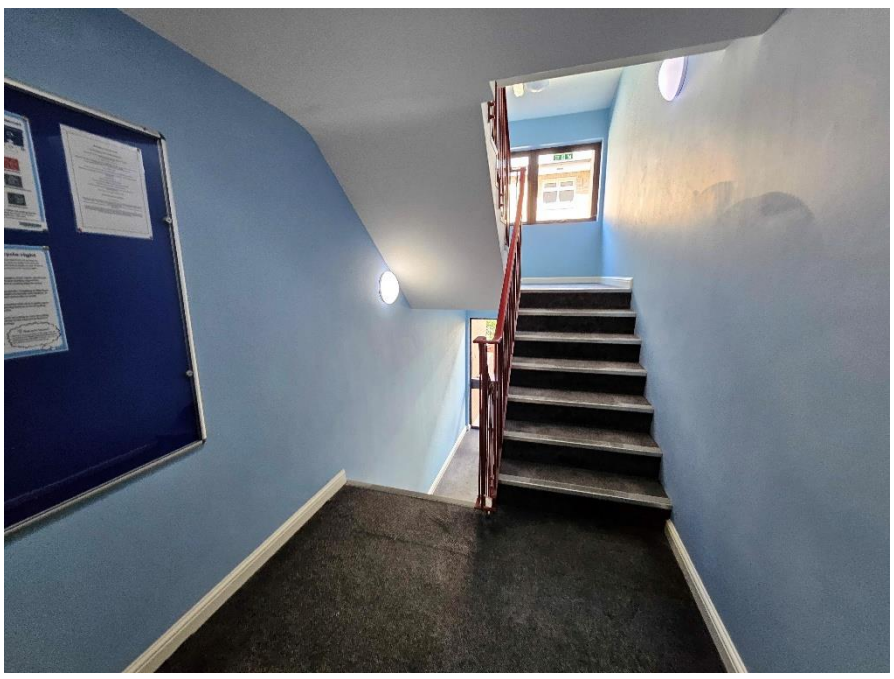
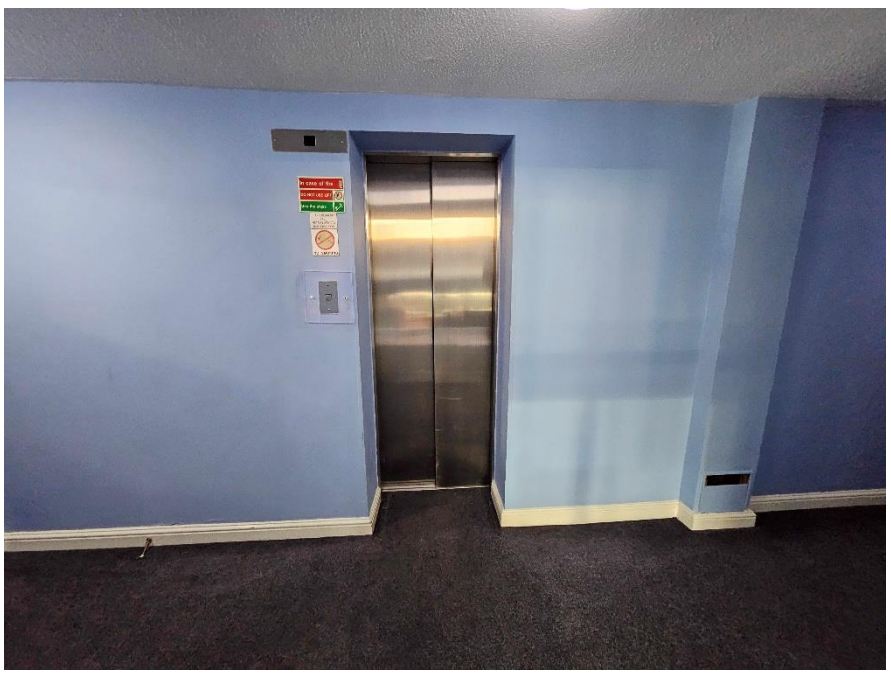
FAMILY BATHROOM 6' 8" x 6' 5" (2.03m x 1.95m)
Enclosed paneled bath with wall mounted shower attachment, shower screen and shower rail and curtain, low level wc, wash/hand basin, tiled walls and flooring, radiator, extractor fan.

KITCHEN 11' 11" x 7' 4" (3.63m x 2.23m)
Range of fitted wall and base units with rolled top worksurfaces, inset stainless steel sink/drainer with cupboards underneath, Range of fitted wall and base units with rolled top worksurfaces, inset stainless steel sink/drainer with cupboards underneath, power points, built in four ring gas hob with extractor hood above, built in electric oven, built in washing machine, dishwasher, power points, splash back tiling to walls, coving to ceiling, tiled flooring, wall mounted gas central heating boiler, double radiator, double glazed window to side aspect.

BEDROOM 1 18' 11" x 10' 3" (5.76m x 3.12m)
Double glazed window to side aspect, fitted carpet, power points, double radiator, tv and telephone point, range of fitted wardrobes and cupboards.

EN-SUITE 6' 5" x 5' 0" (1.95m x 1.52m)
Shower cubicle, low level wc, wash/hand basin, lino flooring, extractor fan, heated towel rail

BEDROOM 2 15' 6" x 9' 11" (4.72m x 3.02m)
Double glazed window to front aspect, fitted carpet, power points, coving to ceiling, double radiator.

COMMUNAL GARDENS
Attractive and well maintained gardens, various shrubs and plants, outside water tap, lawn areas.

GARAGE EN BLOC
Garage with up and over door, access from Leicester Road via electric gates, parking for residents, there are three further parking spaces at the front of the block.