



Beaufort Court, Somerset Road
New Barnet, EN5 1RW
Guide Price £350,000

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* CHAIN FREE *

In a DESIRABLE LOCATION this TWO BEDROOM apartment has the benefit of a BALCONY with pleasant views over the WELL KEPT COMMUNAL GROUNDS and a GARAGE. Situated in a quiet and sought after residential turning, the property offers MUCH SCOPE FOR IMPROVEMENT.

With excellent access to LOCAL SHOPPING FACILITIES, many GOOD & OUTSTANDING SCHOOLS, Parks and transport links, the location is IDEALLY SITUATED FOR THE COMMUTER, with NEW BARNET MAINLINE (Kings Cross/Moorgate) and HIGH BARNET UNDERGROUND (Northern Line) within easy reach.

The accommodation comprises; entrance hallway, large reception with balcony, fitted kitchen, two bedrooms, bathroom and separate cloakroom.

Appealingly based on the GROUND FLOOR, with plenty of off-street parking and in this purpose-built block, the residence offers an attractive investment.

EPC : D

BARNET COUNCIL TAX BAND : D

TENURE : Share of Freehold
TERM : 999 years
SERVICE CHARGE : £2,100 per annum
GROUND RENT : Peppercorn





GROUND FLOOR

Entrance Hall

Reception Room

18'10 x 12'1 (5.74m x 3.68m)

Kitchen

10'3 x 6'8 (3.12m x 2.03m)

Bedroom One

16'5 x 11'5 (5.00m x 3.48m)

Bedroom Two

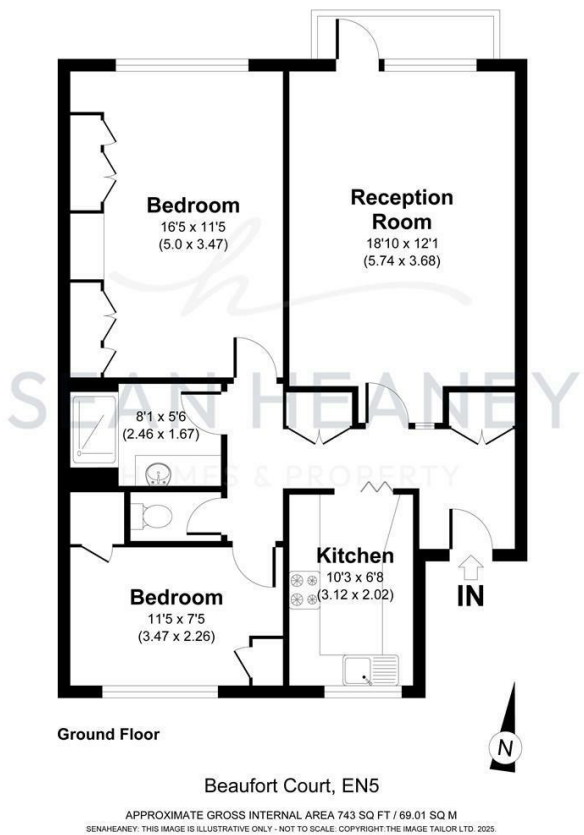
11'5 x 7'5 (3.48m x 2.26m)

Bathroom

8'1 x 5'6 (2.46m x 1.68m)



Floor Plan

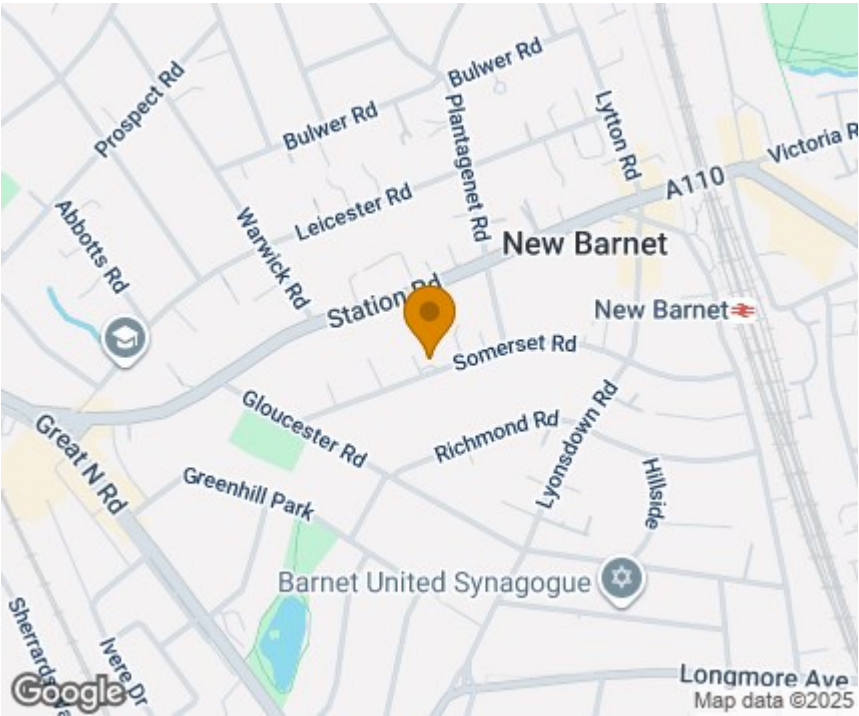


Viewing

Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

- 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 Sean Heaney 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.

Area Map



Energy Efficiency Graph

