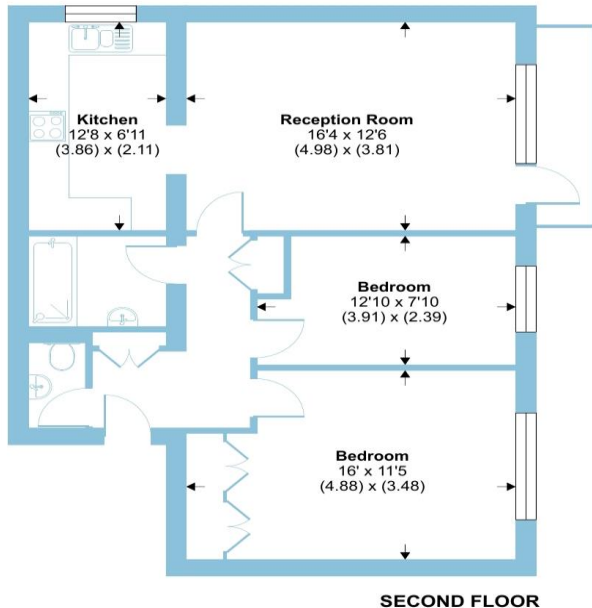
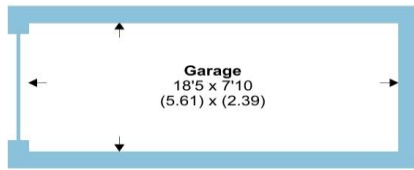




Beaufort Court Somerset Road, Barnet EN5 1RW

Somerset Road, New Barnet, Barnet, EN5

Approximate Area = 726 sq ft / 67.4 sq m
Garage = 143 sq ft / 13.3 sq m
Total = 869 sq ft / 80.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Barnard Marcus. REF: 1204718

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Welcome to Beaufort Court Somerset Road, Barnet

- Two Bedroom Apartment
- Private Garage
- Share Of Freehold
- Own Balcony
- Sold Chain Free

Tenure: Leasehold

EPC Rating: D

£425,000



A beautifully well presented two bedroom top floor home, located 0.2 miles from New Barnet Train Station & 0.7 miles from High Barnet Tube station. This property is ideal for first time buyers & buy to let investors.

Set within this stunning development this property has been cared for over the years by the current owners and offers bright and spacious accommodation throughout. This residence comprises of a welcoming entrance hall, two good-sized bedrooms, family bathroom with separate w/c, storage, reception room and separate fitted kitchen. The property also benefits from private balcony, well-manicured communal gardens, share of freehold with 942 year long lease as well as private garage en-bloc. This property is also sold chain free.

High Barnet is a market town that dates back to the 12th century. Its name is often abbreviated to just Barnet, which is also the name of the borough of which it forms a part. Located in zone 5 on the borders between Whetstone and the Green belt, High Barnet tube station or New Barnet train station offers an easy commute in and out of Central London. Barnet is considered the perfect location for those who want to be moments away from the countryside, while also being part of London's vibrant city lifestyle.

view this property online [barnardmarcus.co.uk/Property/WTS107141](https://www.barnardmarcus.co.uk/Property/WTS107141)

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1967. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:

WTS107141 - 0003

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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