Hamilton CHASE




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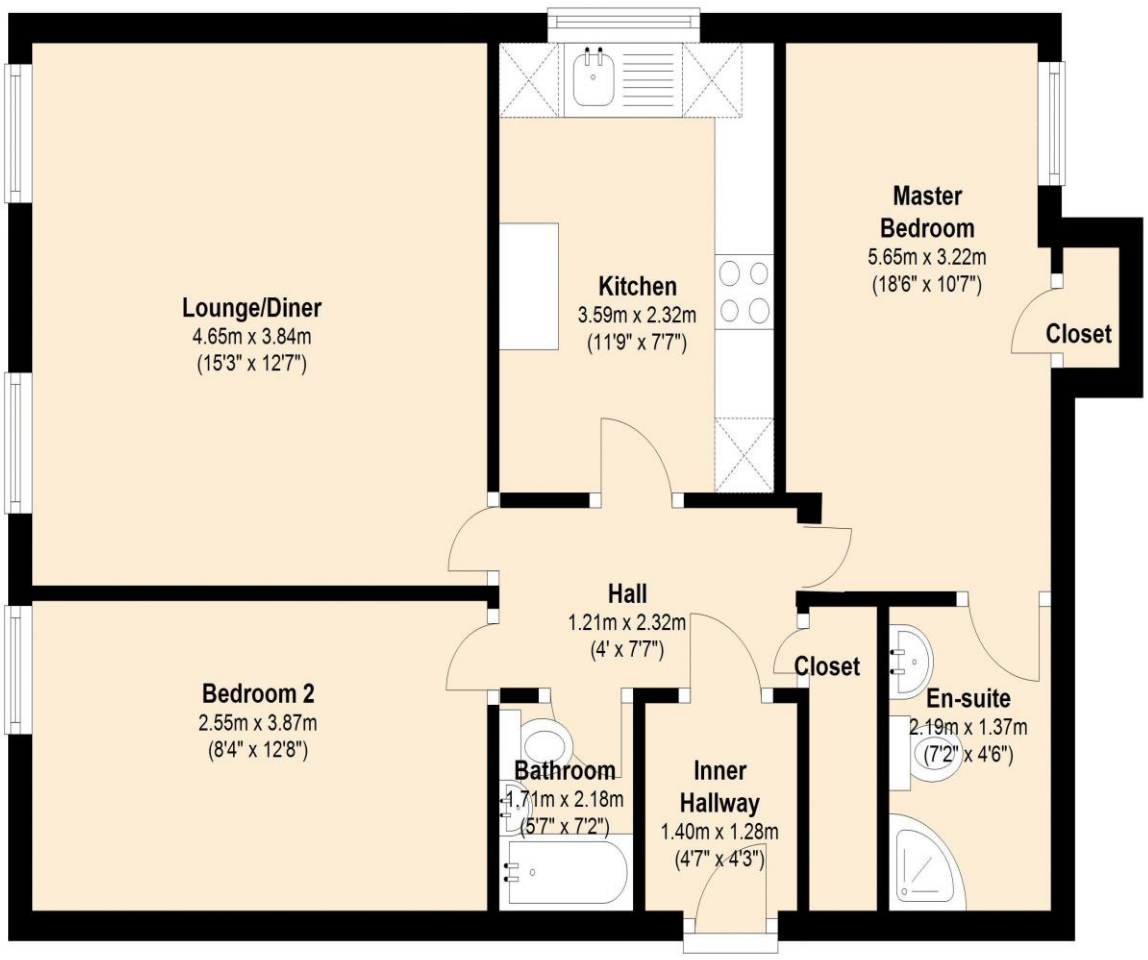
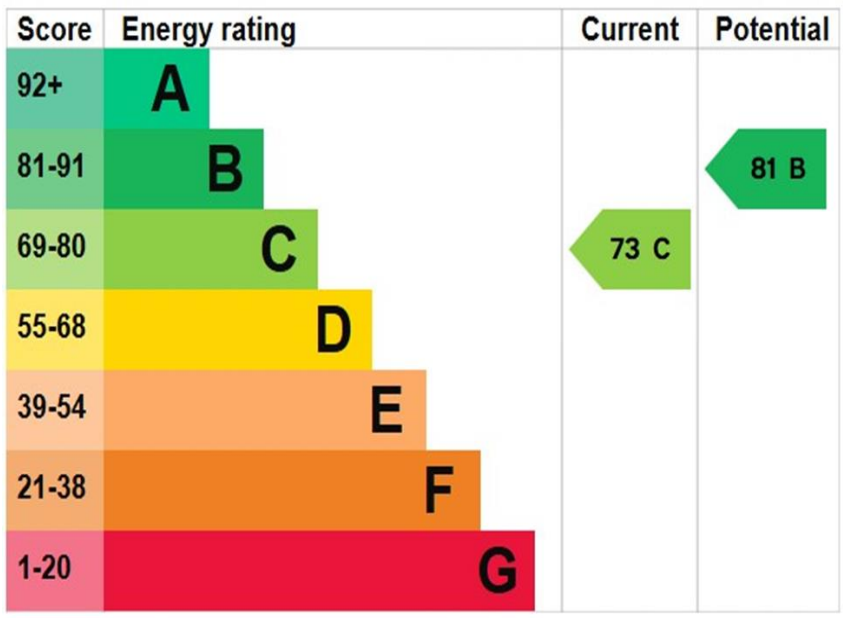
## First Floor




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.

# 8 Bure Court 11 Somerset Road
Barnet EN5 1RP

**£450,000** **Share of Freehold**

## PROPERTY SUMMARY

Hamilton Chase are delighted to offer for sale this most attractive and well presented two double bedroom first floor apartment situated on this highly regarded road, forming part of this private and sought after development of which an internal viewing is most highly recommended. The property itself is ideally located for easy access to both New Barnet and High Barnet Overground and Underground Stations, local shops and excellent Schools. Features include two double bedrooms, family bathroom and an en suite to the master bedroom, fully fitted kitchen, electric heating, double glazed windows, allocated underground gated residents parking, well maintained communal gardens, share of freehold, chain-free.

## ACCOMMODATION

COMMUNAL ENTRANCE
With a video entry phone system, communal staircase and lift to all floors.

FRONT DOOR
Leading into inner hallway. cupboard, coving to ceiling.

INNER HALLWAY 4' 7" x 4' 3" (1.40m x 1.29m)
Wood flooring, wall mounted cupboard housing electric fuse box, door to Hall..

HALL 9' 2" x 6' 10" (2.79m x 2.08m)
Wood flooring, power points, wall mounted video entry phone system, telephone point, wall mounted electric heater, coving to ceiling, large walk in storage cupboard housing hot water cylinder and storage space.

LOUNGE/DINER 15' 3" x 12' 7" (4.64m x 3.83m)
Two double glazed windows to rear aspect overlooking the communal garden, wood flooring, two wall mounted electric heaters, power points, coving to ceiling, tv and telephone point.

KITCHEN 11' 9" x 7' 7" (3.58m x 2.31m)
Attractive range of fitted wall and base units with worksurfaces, inset sink/drainer with mixer tap and cupboard underneath, built in washing machine, dishwasher, electric hob with extractor hood above, built in oven and grill, built in fridge/freezer, power points, tiled flooring, double glazed window to side aspect.



BATHROOM 7' 2" x 5' 7" (2.18m x 1.70m)
Enclosed panelled bath with wall mounted shower attachment, shower rail, low level wc, wash/hand basin, lino tiled flooring, extractor fan, tiled walls, wall mounted heated towel rail.

BEDROOM 1 18' 6" x 10' 7" (5.63m x 3.22m)
Double glazed window to front aspect, fitted carpet, power points, coving to ceiling, wall mounted electric heater, tv and telephone point, walk in storage cupboard.

EN-SUITE 7' 2" x 4' 6" (2.18m x 1.37m)
Corner shower cubicle with a wall mounted electric shower, low level wc, wash/hand basin, tiled flooring, wall mounted electric towel rail, extractor fan, two tiled walls.

BEDROOM 2 12' 8" x 8' 4" (3.86m x 2.54m)
Double glazed window to rear aspect overlooking the communal garden, wood flooring, power points, wall mounted electric heater.

COMMUNAL GARDENS
Well maintained communal garden to the rear of the block, various plants and trees.

GATED PARKING
Secure parking under the block with access via an electric up and over door, one allocated parking space, there are visitors parking spaces as well.









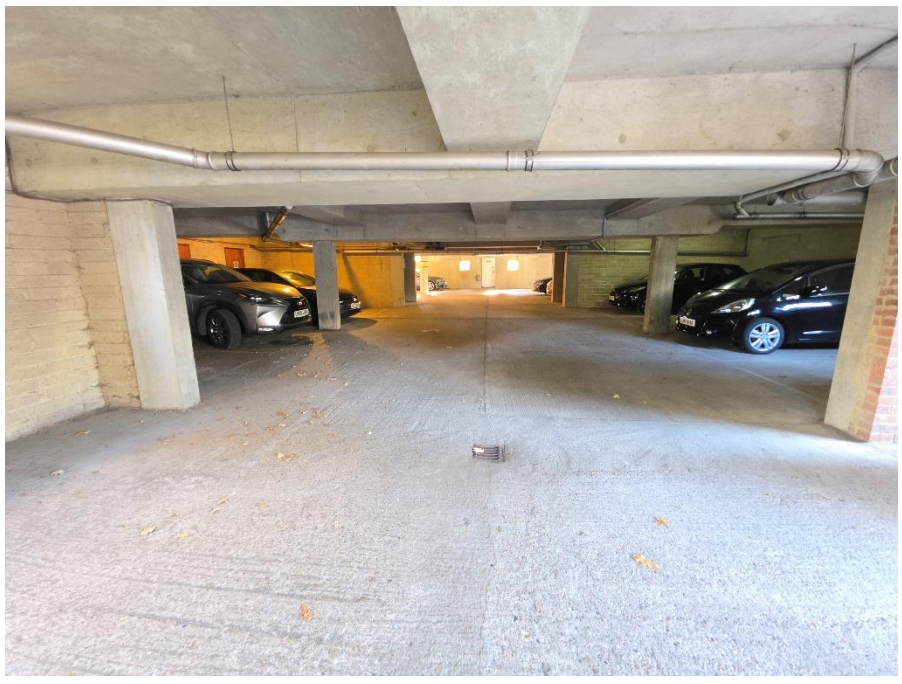


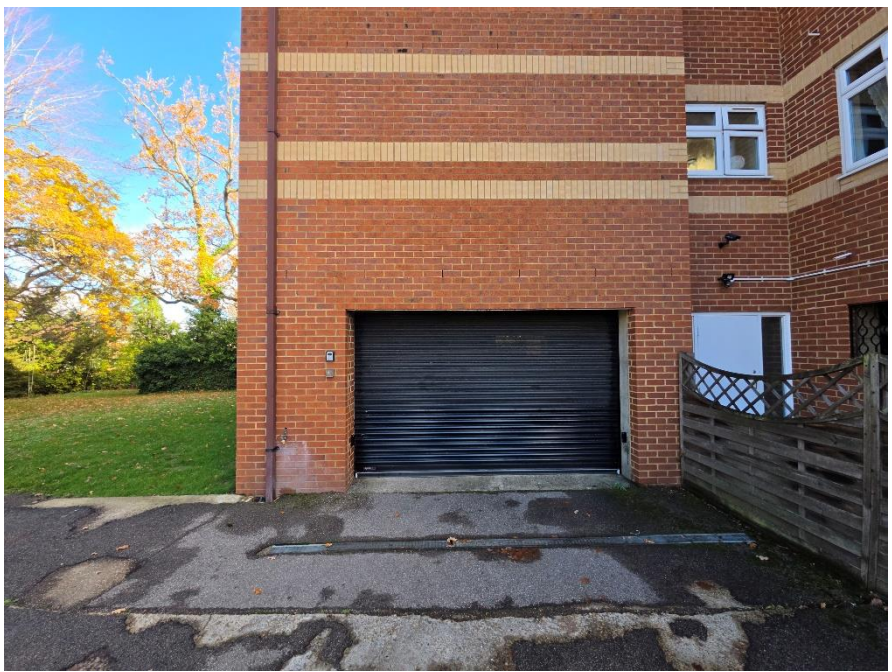













BURE COURT