

Chas R

LOWE

Est. 1876

10 Sandford Court Bosworth Road, Barnet
£345,000 Share of Freehold





Front door leading into
ENTRANCE HALL : 9'9 x 7'2

Storage cupboard with shelving power points, security entry phone system.

RECEPTION ROOM 19'10 x 11'11 max

Large double glazed window overlooking front, TV aerial point, power points, BT phone point, coving to ceiling, wall mounted electric heater, door to kitchen,

FITTED KITCHEN 12'8 x 7'1

Base and eye level units, work surfaces to two sides plus breakfast bar, one and a half bowl stainless steel sink and drainer, stainless steel gas hob with extractor fan above, stainless steel electric oven, integrated dishwasher, plumbing for washing machine, space for tumble dryer and fridge freezer, partly tiled walls, double glazed window overlooking communal gardens, door leading onto private balcony overlooking communal gardens.

BEDROOM 12'9 to rear of wardrobes x 10'2

Double glazed window overlooking communal gardens, wall mounted electric heater, built in wardrobes, power points.

BEDROOM 12'2 x 8'2

Double glazed window overlooking front, wall mounted electric heater, power points.

BATHROOM

Suite comprising of low level flush WC, pedestal wash hand basin, panelled bath with shower screen, thermostatic shower with pump, fully tiled walls and flooring, double glazed frosted window, electric heater.

LARGE WELL MAINTAINED COMMUNAL GARDENS

Share of freehold included on completion of sale

Service charge: £100 pcm

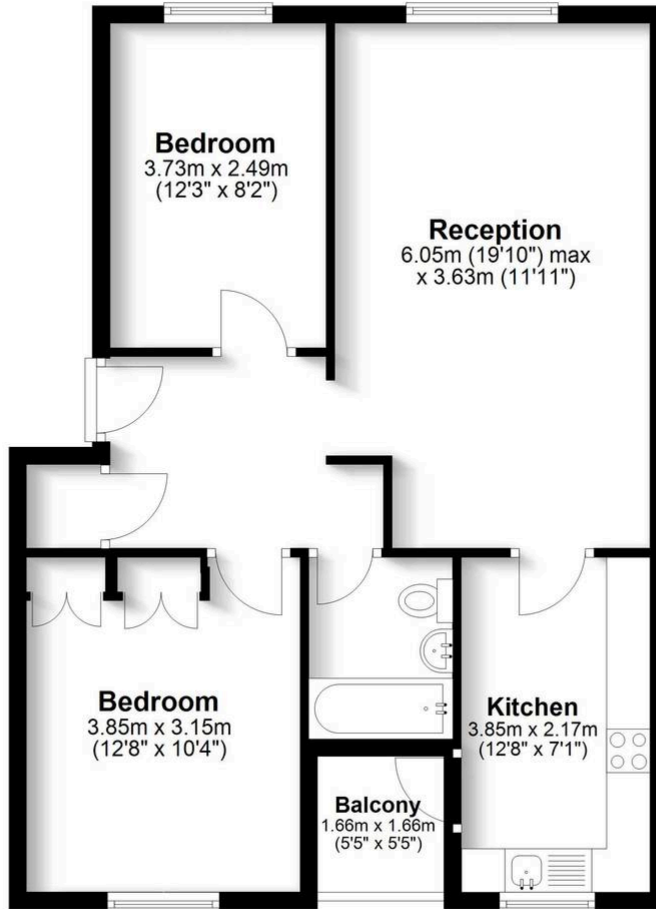
Please note: lease terms prohibit renting of this property.

BARNET COUNCIL TAX BAND D

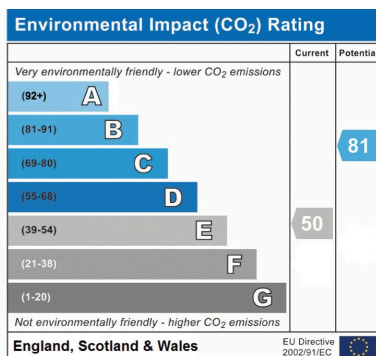
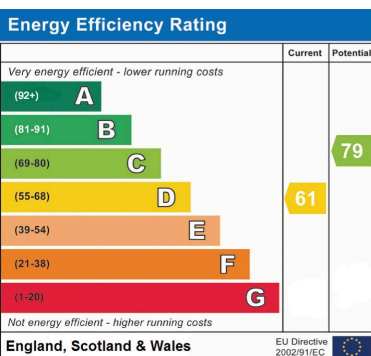


First Floor

Approx. 63.6 sq. metres (684.8 sq. feet)



Total area: approx. 63.6 sq. metres (684.8 sq. feet)



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the 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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. 2/3/2028

- 1. Money Laundering Regulations:** Prospective purchasers will be required to provide identification documents at a later stage. We kindly request your cooperation to ensure there is no delay in progressing the sale.
- 2. General Information:** Whilst every effort is made to ensure these particulars are fair, accurate, and reliable, they are provided as a general guide only. If any aspect is of particular importance, please contact our office and we will be happy to verify the details for you, especially if you are planning to travel a significant distance to view the property.
- 3. Measurements:** All measurements are provided for guidance purposes only and should not be relied upon as exact.
- 4. Services:** We have not tested any services, systems, or appliances within the property. Prospective buyers are advised to obtain their own surveys or service reports prior to finalising any purchase.
- 5. Disclaimer:** These particulars are issued in good faith but do not constitute statements of fact or form part of any offer or contract. All information should be independently verified by prospective buyers or tenants. Neither the company nor its employees or agents are authorised to make or provide any warranties or representations regarding the property.

Anti-Money Laundering (AML)

Chas R Lowe Estates is required to carry out Anti-Money Laundering (AML) checks in accordance with regulations set by HM Revenue and Customs (HMRC) for all property transactions. It is a legal requirement for both buyers and sellers to complete these checks successfully before any transaction can proceed.

For buyers, where any part of the purchase funds are being provided as a gift, the individual(s) providing the gifted funds will also be required to undergo AML checks.

We utilise Coadjute's Assured Compliance service to undertake these AML checks. A fee of £27.00 plus VAT will be charged per individual for each AML check conducted.