



Sandford Court, Bosworth Road
New Barnet, Barnet, EN5 5LY
Guide Price £410,000



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This IMPECCABLY REFURBISHED FIRST FLOOR APARTMENT is offered in a popular residential turning within easy reach of both NEW BARNET MAINLINE & HIGH BARNET UNDERGROUND. The accommodation is beautifully finished and offers EXCEPTIONALLY SPACIOUS LIVING; hallway, TWO DOUBLE BEDROOMS, lounge/diner, IMPRESSIVE HIGH SPEC FULLY FITTED KITCHEN with BALCONY and family bathroom.

Based in the heart of Barnet, the property is conveniently situated for LOCAL AMENITIES, cafes, restaurants and TRANSPORT LINKS. The desirable position close to Hadley Common, Tudor Park & King George's fields and accessible to GOOD & OUTSTANDING LOCAL SCHOOLS, benefits further from SHARE OF FREEHOLD, stylish tile flooring throughout, communal gardens and OFF-STREET PARKING.

EPC : C

BARNET COUNCIL TAX BAND : D

TENURE : Share of Freehold

SERVICE CHARGES : £80 per month





FIRST FLOOR

Hall

Reception Room

19'10 x 11'9 max (6.05m x 3.58m max)

Kitchen

12'9 x 7 (3.89m x 2.13m)

Balcony

Bedroom 1

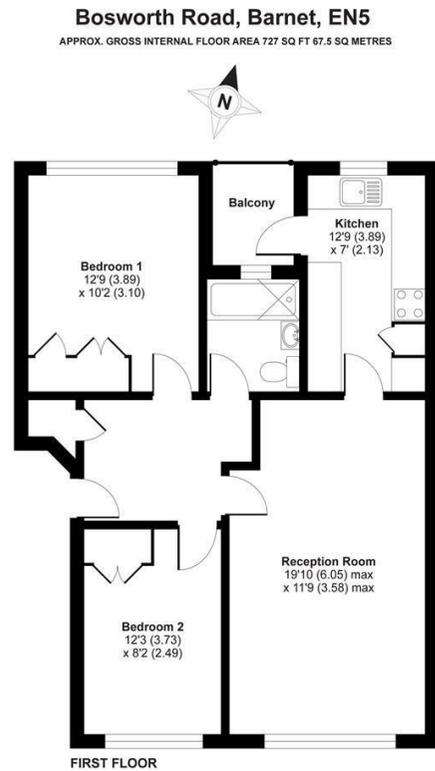
12'9 x 10'2 (3.89m x 3.10m)

Bedroom 2

12'3 x 8'2 (3.73m x 2.49m)

Family Bathroom

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

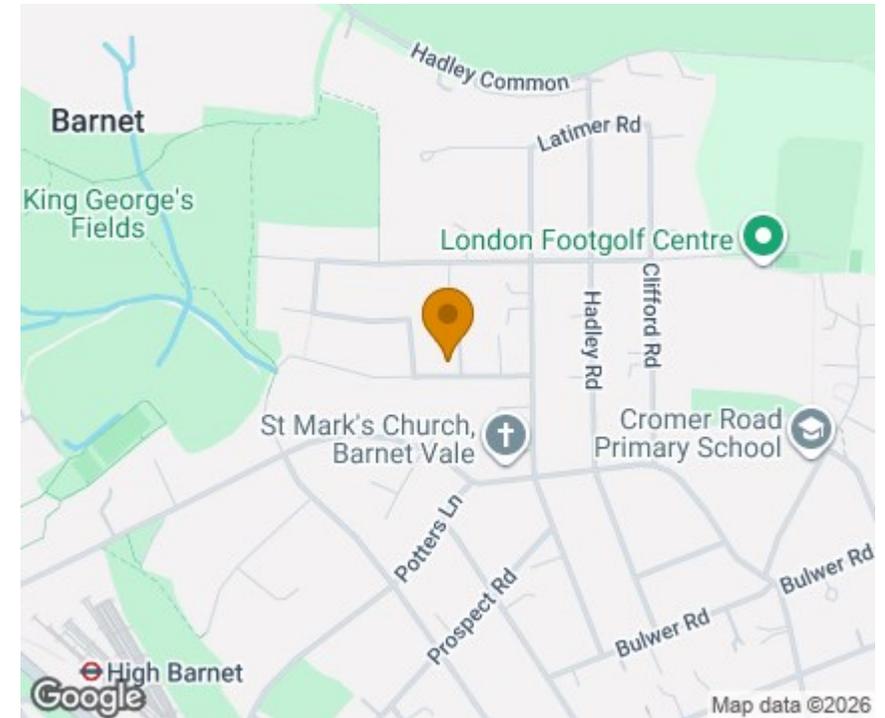
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Viewing

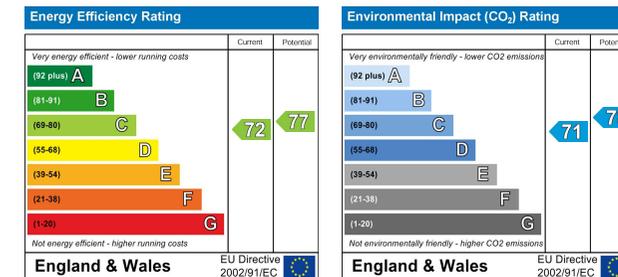
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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.
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Area Map



Energy Efficiency Graph



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