HamiltonCHASE

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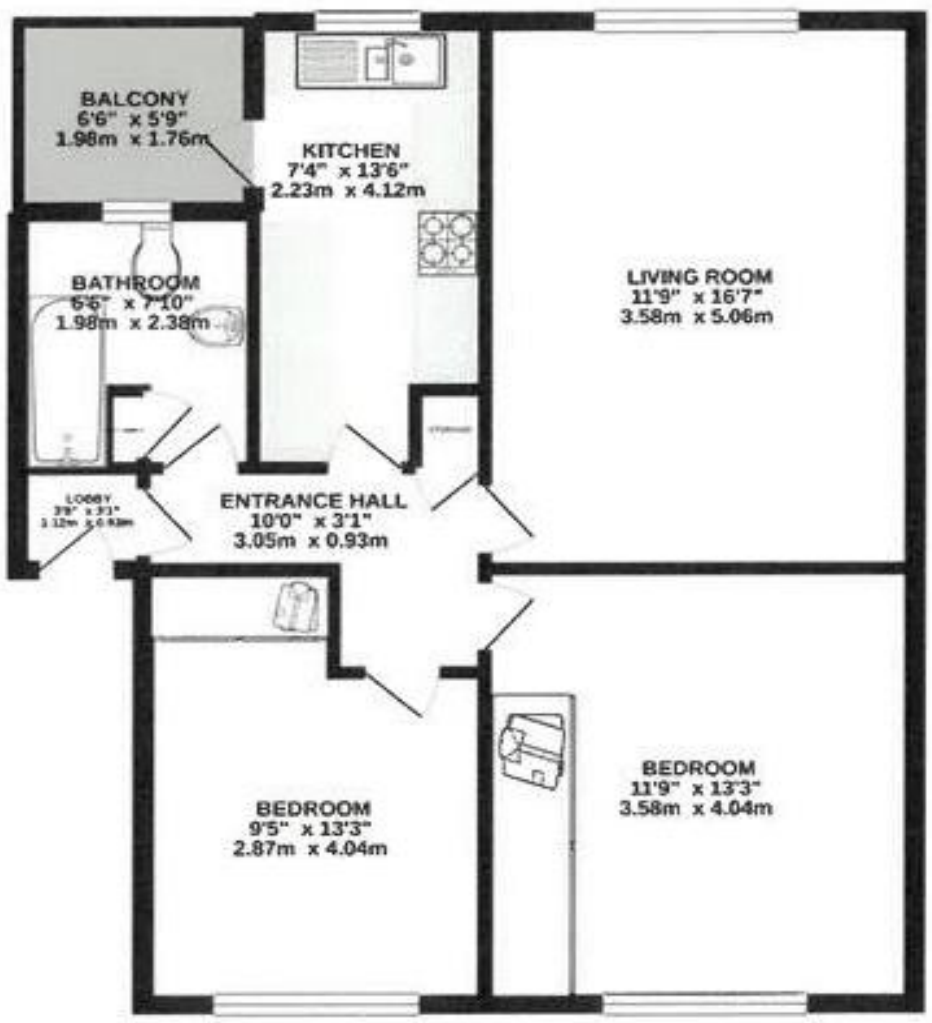
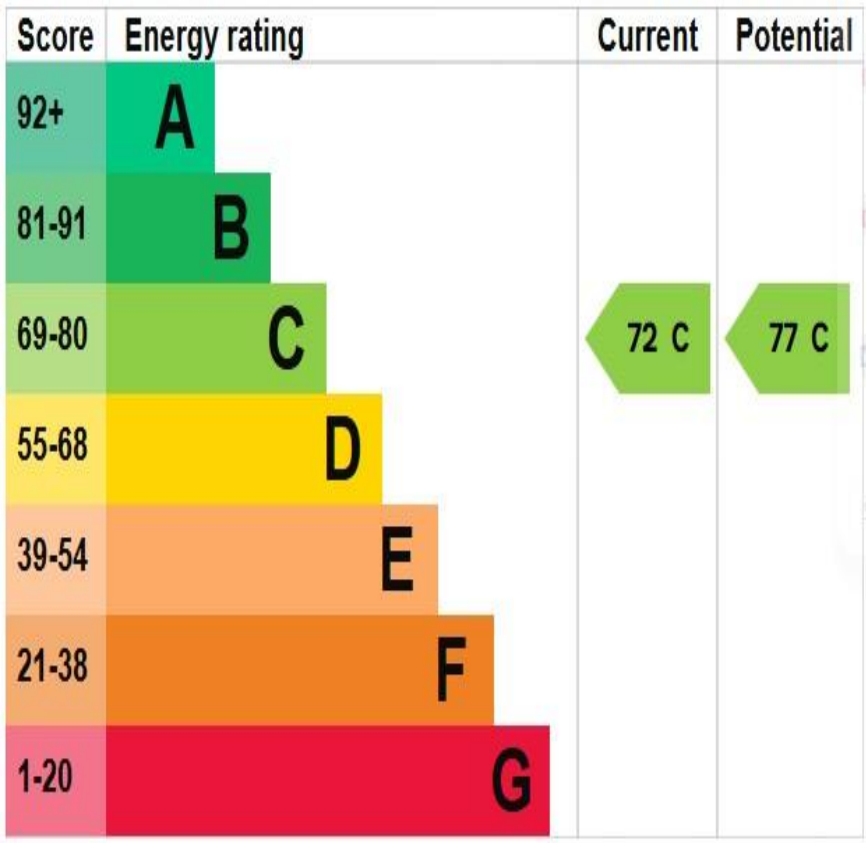
FIRST FLOOR
659 sq.ft. (61.2 sq.m.) approx.





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.

4 Sunbury Court 36 Manor Road
Barnet EN5 2JH

£375,000 **Share of Freehold**

PROPERTY SUMMARY

Situated in this highly sought after location within easy access of local shops, excellent schools and transport facilities including High Barnet Underground Station. Hamilton Chase are delighted to offer for sale this first floor apartment forming part of this attractive and well maintained purpose block. The property itself overs just over 660 sq ft of living space and has the following features, two double bedrooms both with built in wardrobes, 16 ft living room, wood parquet flooring, fitted kitchen, modern bathroom, gas central heating, double glazed windows, own private balcony over looking the communal gardens, garage, chain-free, and internal viewing is most highly recommended.

ACCOMMODATION

COMMUNAL ENTRANCE
With communal staircase leading to all floors.

FRONT DOOR
To Inner hallway, cupboard housing electric fuse box.

FRONT DOOR

ENTRANCE HALLWAY 10' 0'' x 3' 1'' (3.05m x 0.94m)
Wood parquet flooring, radiator, wall mounted entry phone, power points, built in storage cupboard.

LIVING ROOM 16' 7'' x 11' 9'' (5.05m x 3.58m)
Double glazed windows to rear aspect over looking the communal gardens, wood parquet flooring, power points, coving to ceiling, radiator, tv and telephone point.

BEDROOM 1 13' 3'' x 11' 9'' (4.04m x 3.58m)
Double glazed windows to front aspect, wood parquet flooring, power points, radiator, coving to ceiling, built in wardrobes.

BEDROOM 2 13' 3'' x 9' 5'' (4.04m x 2.87m)
Double glazed windows to front aspect, wood parquet flooring, radiator, power points, built in wardrobes.

BATHROOM 7' 10'' x 6' 6'' (2.39m x 1.98m)
Paneled bath with shower attachment, low level wc, wash/hand basin, tiled walls and flooring, heated towel rail, frosted double glazed window to rear aspect.

KITCHEN 13' 6'' x 7' 4'' (4.11m x 2.23m)
Range of fitted wall and base units with worksurfaces, built in electric hob with extractor hood above, built in electric oven, inset one and half bowl sink/drainer with cupboards underneath, splash back tiling to walls, built in washing machine, tiled flooring, power points, wall mounted gas central heating boiler, double glazed windows to rear aspect over looking the communal gardens, double glazed door to Balcony.

BALCONY 6' 6'' x 5' 9'' (1.98m x 1.75m)
Tiled flooring, views over the communal gardens.

GARAGE
Garage en-bloc.

COMMUNAL GARDENS
Well maintained communal gardens with flower and shrub boarders.

RESIDENTS PARKING