



SOMERCOATES CLOSE, COCKFOSTERS, EN4

We are pleased to offer for sale this beautifully presented and recently renovated one / two bedroom ground floor purpose-built garden flat. At approximately 430sqft, it has a 15ft double bedroom and has been thoughtfully re-arranged to merge the kitchen into the living space, creating a separate room which is currently being used as a second bedroom, but could equally be used as a living room / home office. The entire property has been updated to a very high standard, with new wiring, herringbone flooring with underfloor heating, new kitchen with integrated appliances, fully tiled bathroom with modern white suite and a lovely 30 x 25ft west-facing rear garden with patio, artificial grass lawn and a large shed. It also benefits from an allocated parking space, a long 995yr lease (with share of Freehold) and low maintenance charges. Located at end of Mount Pleasant in Cockfosters it is within easy reach of Hadley Common, Ludgrove field & Trent Park and is ideally located for some of the area's excellent local schools. Additionally, it is in walking distance of Cockfosters Parade with its variety of shops, cafés, and local amenities, along with Cockfosters Station (Picc. Line).



ACCOMMODATION

- * RECENTLY RENOVATED TO A HIGH STANDARD * COMMUNAL ENTRANCE * OWN ENTRANCE HALL * OPEN PLAN LUXURY FITTED KITCHEN & LIVING ROOM * DOUBLE BEDROOM WITH FITTED WARDROBE * SEPARATE ROOM CURRENTLY USED AS 2ND BEDROOM * LUXURY BATHROOM * 30FT PRIVATE REAR GARDEN * ALLOCATED PARKING SPACE * LOW MAINTENANCE COSTS * 995YR LEASE WITH SHARE OF FREEHOLD *
- * SERVICES: GAS CENTRAL HEATING WITH UNDERFLOOR HEATING * FEATURES: DOUBLE GLAZING * HERRINGBONE FLOORING *

PRICE: £385,000 LEASEHOLD - SHARE OF FREEHOLD

ENTRANCE HALL

Engineered wood herringbone flooring, neutrally decorated, with access to the lounge / kitchen, both bedrooms, bathroom & storage cupboard. Underfloor heating.



OPEN-PLAN LOUNGE / KITCHEN 15'3 x 9'5 (4.65m x 2.87m)

Dual aspect with double glazed French Doors to the rear & double glazed window to the side. Engineered wood herringbone flooring with underfloor heating. Coving to the ceiling



KITCHEN

French Doors to the rear with engineered wood herringbone flooring. Shaker style floor & wall units, tiled splashbacks. Ceramic hob with extractor above, undermount Butler sink, undercounter oven, integrated dishwasher & washing machine. Underfloor heating.



KITCHEN (pic 2)



STORAGE / BOILER CUPBOARD



BEDROOM 1 15'3 x 8'1 (4.65m x 2.46m)

Double glazed window to the rear. Herringbone engineered wood flooring with underfloor heating. Neutrally decorated, with coving to the ceiling. Fitted wardrobes.



BEDROOM 1 (pic 2)



BEDROOM 2 8'10 x 6'0 (2.69m x 1.83m)

Double glazed window to the side, engineered wood herringbone flooring. Underfloor heating & coving to the ceiling.

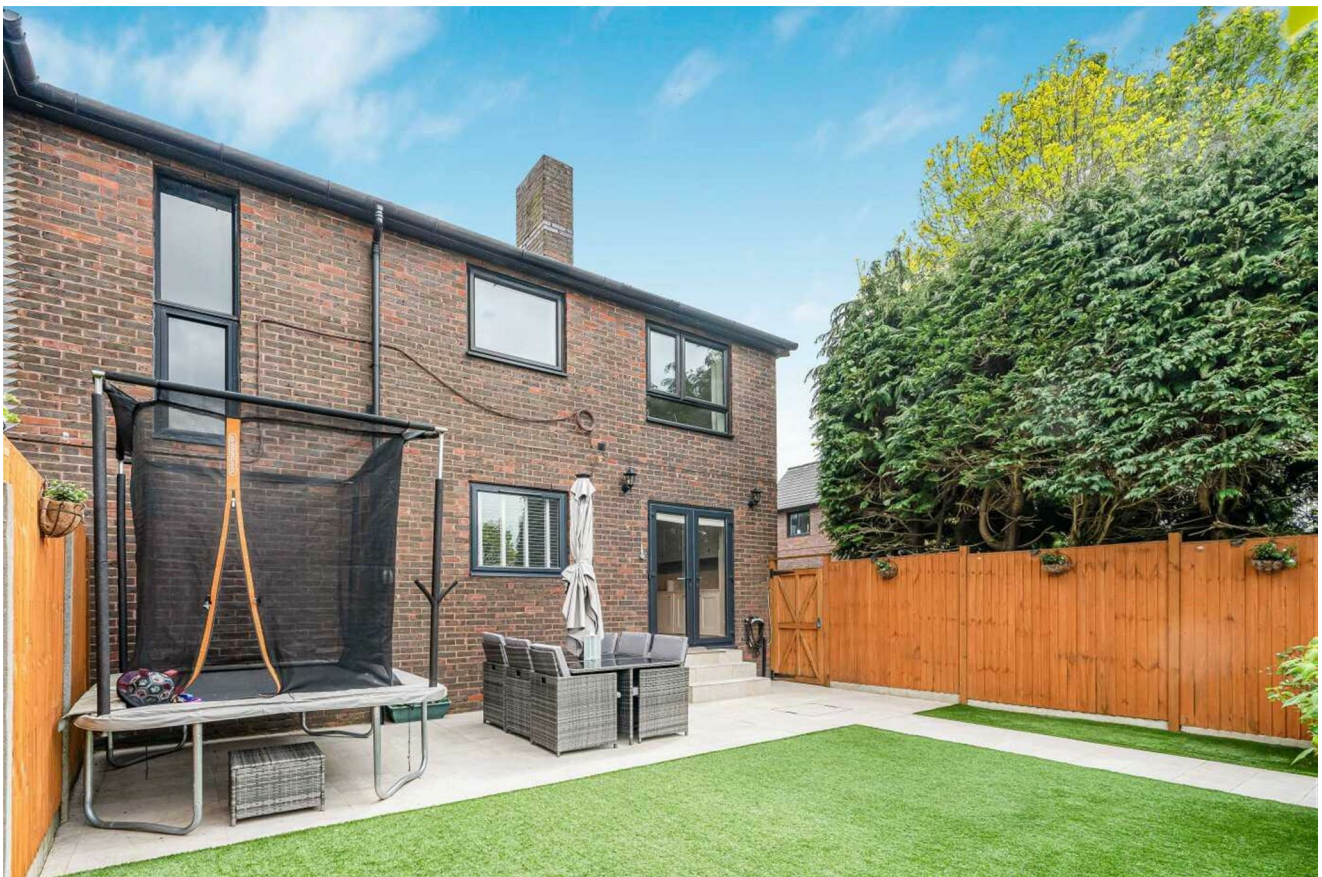


BATHROOM

Double glazed frosted window to the front. A fully tiled bathroom comprised of shower bath with glass shower screen, low flush WC, wash hand basin with vanity unit beneath & mirrored cabinet above. Heated towel rail.



GARDEN approximately 29'11 x 24'8 (approximately 9.12m x 7.52m)
A 30ft West Facing garden, with a good sized patio area, artificial lawn, raised beds & shed to the rear.



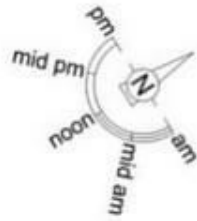
GARDEN (pic 2)



Somercoates Close, Barnet EN4

Approximate Gross Internal Area 430 sq ft - 40 sq m
(Excluding Outbuilding)

Outbuilding Area 95 sq ft - 9 sq m



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	75
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.