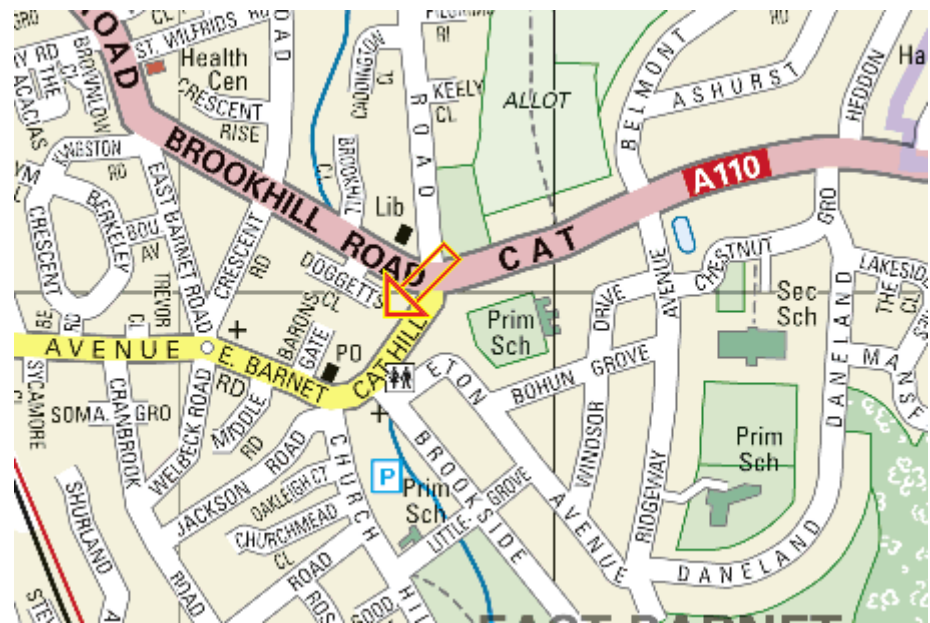
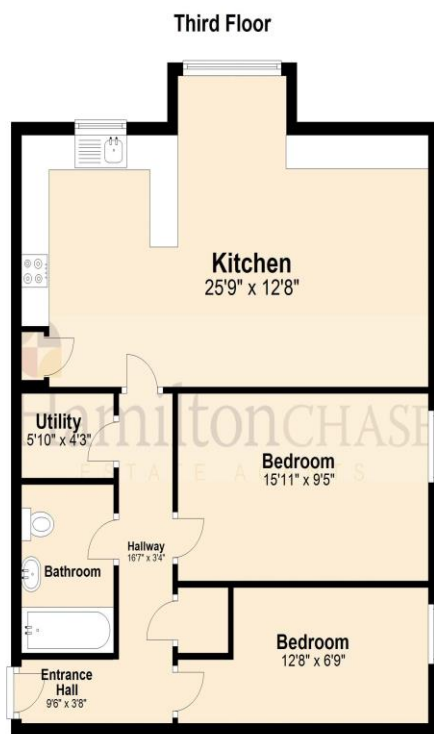




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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.  
Plan produced using PlanUp.

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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# 25 Feline Court 23 Cat Hill

Barnet EN4 8HF

£379,995 Leasehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82   B	82   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## PROPERTY SUMMARY

Situated in this sought after and convenient location with easy access to both New Barnet, Oakleigh Park mainline stations and Cockfosters underground station Hamilton Chase are delighted to offer for sale this immaculate bright and airy top floor flat built approximately 7 years ago. Features include two double bedrooms, 25 ft open plan fitted kitchen/lounge dining area, utility room, modern bathroom, double glazed windows, under floor heating, well maintained communal gardens, residents parking, long lease. viewing highly recommended.

## ACCOMMODATION

### COMMUNAL ENTRANCE

With entry phone system, communal staircase to all floors.

### FRONT DOOR

### HALLWAY

L shaped, wall mounted video entry phone, power points, wall mounted fuse box, coving to ceiling, fitted carpet, cupboard housing hot water and heating cylinder and airing space.

### OPEN PLAN KITCHEN LOUNGE/DINER 25' 9" x 12' 8" (7.84m x 3.86m)

KITCHEN area with NEFF built in appliances attractive range of fitted wall and base units with granite worksurfaces, matching breakfast bar, coving to ceiling, built in four ring electric induction hob with extractor hood above, microwave, built in dishwasher, fridge freezer, oven, power points, inset one and half bowl sink with cupboards underneath, lino flooring, double glazed window to front aspect. LOUNGE/DINER area, fitted carpet, floor to ceiling large double glazed window to front aspect, coving to ceiling, power points, spot lights, tv and telephone points.

### BEDROOM 1 15' 11" x 9' 5" (4.85m x 2.87m)

Double glazed window to side aspect, fitted carpet, power points, coving to ceiling, tv and telephone point.

### BEDROOM 2 12' 8" x 6' 9" (3.86m x 2.06m)

Double glazed window to side aspect, fitted carpet, coving to ceiling, power points.

### BATHROOM

Attractive modern suite, enclosed paneled bath with shower attachment, shower screen, wash/hand basin, tiled walls, electric shaver point, spot lights, heated towel rail, extractor fan, tiled flooring.

### UTILITY ROOM 5' 10" x 4' 3" (1.78m x 1.29m)

Lino flooring, power points, extractor fan, fitted shelving, plumbing for washing machine and tumble dryer.

### COMMUNAL GARDENS

Attractive and well maintained communal gardens.

### RESIDENTS PARKING

