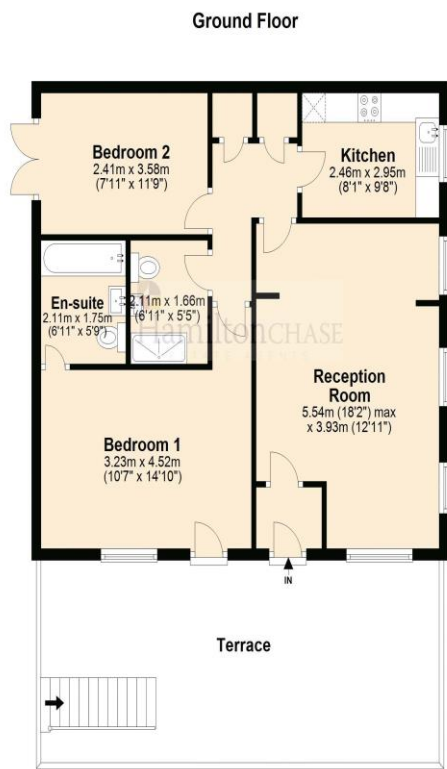




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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.

Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- 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.
- 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.
- 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.
- Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
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Flat 1a Gills Court 29 Somerset Road

Barnet EN5 1TB

£450,000

Share of Freehold

PROPERTY SUMMARY

Situated in this highly sought after quiet location within easy access for both New Barnet and High Barnet Overground and Underground Stations Hamilton Chase are delighted to offer for sale this stunning lower ground floor two double bedroom maisonette offering 730 sq ft of living space. The property itself is in excellent condition and offers the following features, two double bedrooms, two bathrooms, 18 ft lounge/diner, fully fitted kitchen, double glazed windows, own private 31 ft south facing sun terrace/patio garden, allocated parking space, share of freehold, chain-free.

ACCOMMODATION

ENTRANCE 31' 0" x 11' 2" (9.44m x 3.40m)

Metal gate with concrete steps leading down to your own Private south facing sun terrace/ patio garden, storage cupboard.

FRONT DOOR

Double glazed front door leading to Lobby area, door to Lounge/diner.

LOUNGE/DINER 18' 1" x 13' 0" (5.51m x 3.96m)

Double glazed window to front aspect overlooking the sun terrace, wall mounted remote controlled electric heater, power points, tv and telephone point, spot lights, laminated wood flooring, three double glazed windows to side aspect.

INNER LOBBY AREA

Power points, wall mounted electric heater, laminated wood flooring, two built in cupboards one with plumbing for washing machine, the other one housing the pressurised hot water cylinder.

KITCHEN 9' 8" x 8' 1" (2.94m x 2.46m)

Attractive range of fitted wall and base units with granite worksurfaces, inset stainless steel sink with a milled drainer, built in electric hob with extractor hood above, electric double oven and grill, integrated fridge/freezer and dishwasher, power points, tiled flooring, wall mounted electric heater, double glazed window to side aspect.

BEDROOM 1 14' 10" x 10' 0" (4.52m x 3.05m)

Double glazed window to front aspect over looking the sun terrace and a double glazed door leading to the sun terrace, laminated wood flooring, power points, wall mounted electric heater.



EN-SUITE BATHROOM 6' 11" x 5' 9" (2.11m x 1.75m)

Enclosed panelled bath with fountain tap and wall mounted shower, shower screen, low level wc, vanity unit with inset wash/hand basin, tiled walls and tiled flooring, wall mounted heated towel rail, extractor fan.

BEDROOM 2 11' 9" x 7' 11" (3.58m x 2.41m)

Double glazed doors leading to a covered outside patio area, laminated wood flooring, power points, wall mounted electric heater.

SHOWER ROOM 6' 11" x 5' 2" (2.11m x 1.57m)

Shower cubicle with a sliding shower door, vanity unit with inset wash/hand basin, low level wc, extractor fan, tiled walls and tiled flooring, wall mounted electric towel rail.

PRIVATE SUN TERRACE/ PATIO GARDEN 31' 0" x 11' 2" (9.44m x 3.40m)

Own private south facing sun terrace/ patio garden, all paved, outside tap, outside lighting.

PARKING

Allocated parking space.

SHARE OF FREEHOLD

