

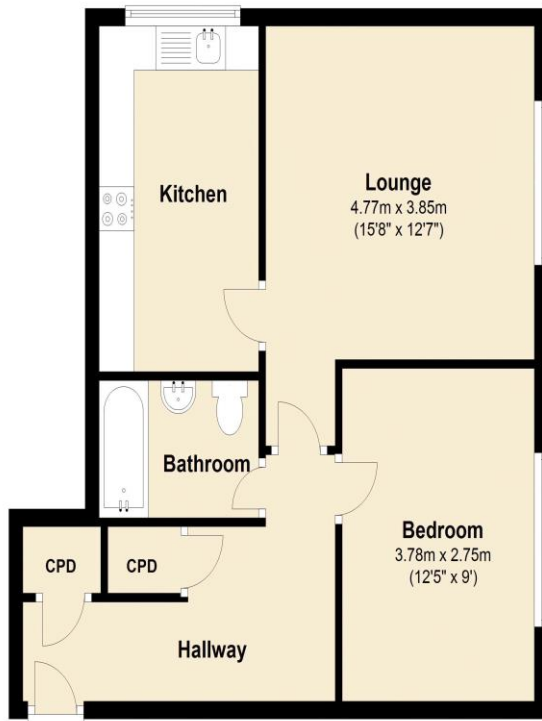


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020 8441 1123

## Ground Floor



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.
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# 19 Gainsborough Court Leicester Road

Barnet EN5 5DG

£289,995 Share of Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74   c	79   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## PROPERTY SUMMARY

Situated in this sought after location within easy access of local shops, schools High Barnet and New Barnet underground and overground stations Hamilton Chase are delighted to offer for sale this attractive one double bedroom ground floor apartment forming part of this modern development. The property is being offered chain free and offers the following features, one double bedroom, lounge/diner, 12 ft fitted kitchen, gas central heating, double glazed windows, modern bathroom, communal gardens, allocated parking space, share of freehold.

## ACCOMMODATION

COMMUNAL ENTRANCE WITH ENTRY PHONE SYSTEM.

FRONT DOOR

HALLWAY

Laminated wood flooring, power points, radiator, wall mounted entry phone, wall mounted electric fuse box, two walk in floor to ceiling storage cupboards, telephone point, telephone point.

LOUNGE/DINER 15' 8" x 12' 9" (4.77m x 3.88m)

Double glazed window to front aspect, radiator, power points, tv and telephone point, laminated wood flooring.

KITCHEN 12' 4" x 7' 6" (3.76m x 2.28m)

Range of fitted wall and base units with ample worksurfaces, inset stainless steel sink/drainage with cupboards underneath, plumbing for washing machine, built in four ring gas hob with electric oven, power points, laminated wood flooring, radiator, wall mounted gas central heating boiler, double glazed window to side aspect.

BEDROOM 1 12' 7" x 9' 0" (3.83m x 2.74m)

Double glazed window to front aspect, laminated wood flooring, power points, radiator.

BATHROOM 7' 5" x 6' 3" (2.26m x 1.90m)

Enclosed paneled bath with wall mounted shower attachment, shower rail, wash/hand basin, low level wc, tiled flooring and walls, electric shaver point, extractor fan.

COMMUNAL GARDENS

Well maintained communal gardens.

ALLOCATED PARKING SPACE

Allocated parking space and visitors parking spaces.

