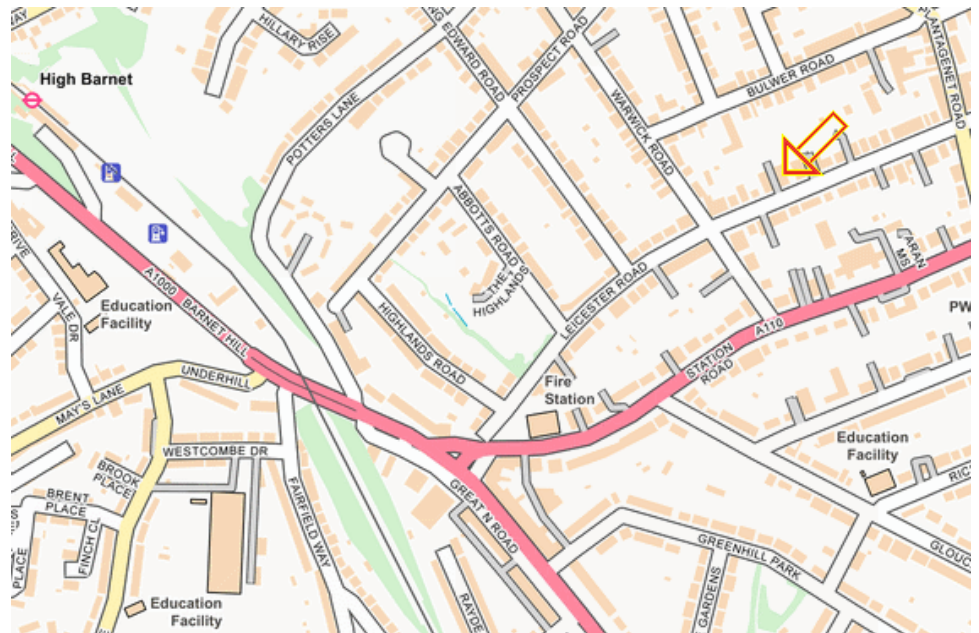
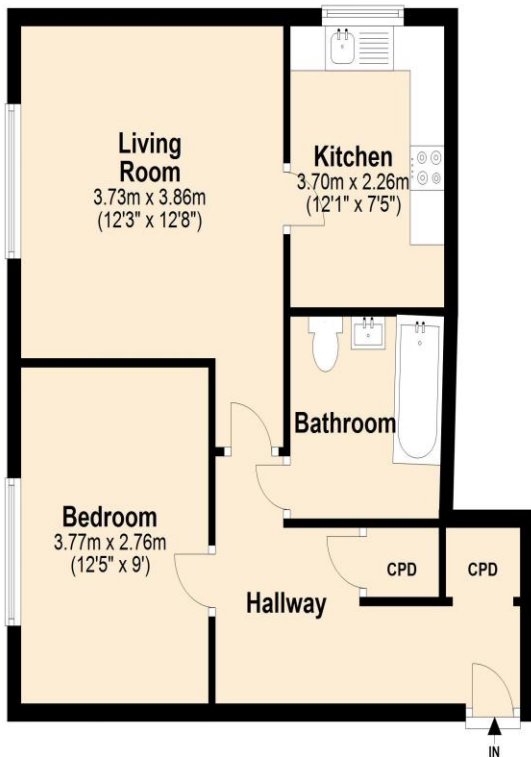




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### Ground Floor



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.
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.

## 2 Gainsborough Court 84 Leicester Road

Barnet EN5 5DG

**£295,000 Share of Freehold**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### PROPERTY SUMMARY

Situated in this sought after location with easy access to local shops, schools, High Barnet and New Barnet underground and overground stations Hamilton Chase are delighted to offer for sale this attractive and well maintained ground floor flat forming part of this modern development. Features include one double bedroom, lounge/diner, 12 ft fitted kitchen, modern bathroom, wood flooring, gas central heating, double glazed windows, communal gardens, garage en bloc, share of freehold, chain free.

### ACCOMMODATION

#### COMMUNAL ENTRANCE

With entry phone system and a communal staircase to all floors.

#### FRONT DOOR

#### HALLWAY

Wood flooring, power points, telephone point, radiator, wall mounted entry phone, built in storage cupboard.

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

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

#### 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/drainers with cupboards underneath, built in gas hob with a stainless steel extractor hood above, built in electric oven, built in washing machine, power points, splash back tiling to walls, tiled flooring, radiator, gas central heating boiler, double glazed window to front aspect.

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

Double glazed window to front aspect, wood flooring, power points, radiator, floor to ceiling built in wardrobes.

#### BATHROOM

Enclosed paneled bath with wall mounted shower attachment, shower screen, low level wc, wash/hand basin, part tiled walls, tiled flooring, electric shaver point.

#### COMMUNAL GARDENS

Well maintained communal gardens with lawn areas.

#### GARAGE EN BLOC

With an up and over door. visitors parking spaces.

#### SHARE OF FREEHOLD

