

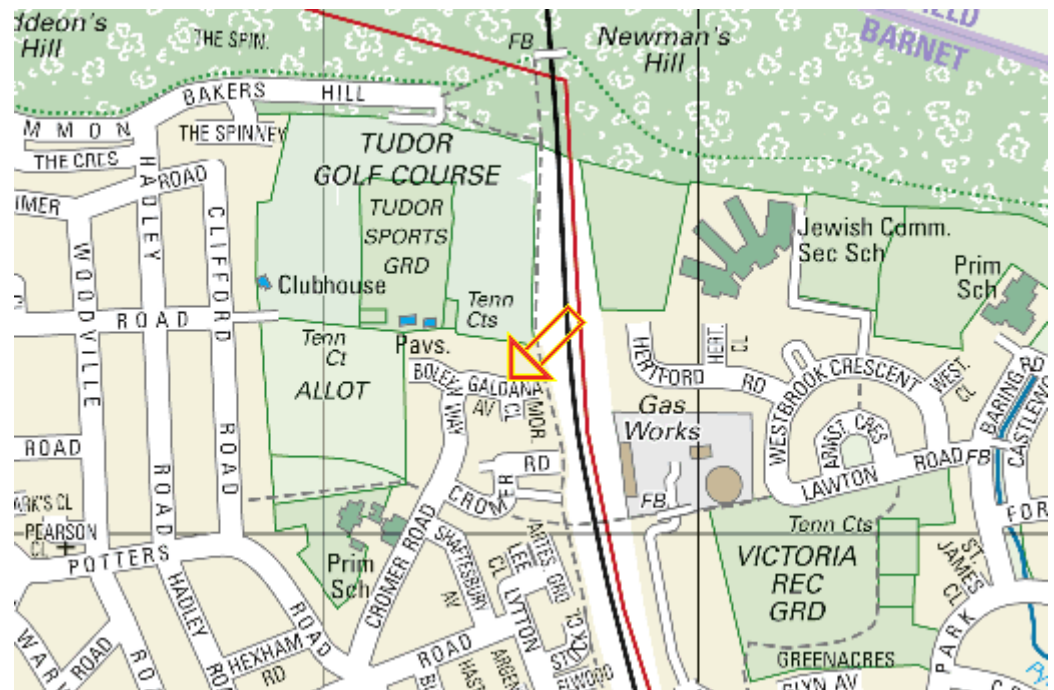


Hamilton Chase Estates Limited, 141 High Street, Barnet, Hertfordshire EN5 5JZ
t: 020 8441 1123 f: 020 8441 2012 w: hamiltonchase.co.uk e: info@hamiltonchase.co.uk

hamiltonchase.co.uk

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.
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.

135 Galdana Avenue
Barnet EN5 5LJ

£240,000 Leasehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		71	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C		74	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

PROPERTY SUMMARY

Situated in this sought after cul de position within easy access of local schools, shops, Tudor park and New Barnet over ground station Hamilton Chase are delighted to offer for sale this most attractive ground floor studio apartment with a separate bedroom area offering just over 30 sq meters of living accommodation. The property itself is in excellent condition and offers the following features, open plan kitchen/lounge, separate sleeping area, modern bathroom, gas central heating, long lease, allocated parking space, viewing highly recommended.

ACCOMMODATION

OWN ENTRANCE

With double glazed front door.

OPEN PLAN LOUNGE/KITCHEN 19' 5" x 9' 4" (5.91m x 2.84m)

Kitchen area, range of fitted wall and base units with rolled top work surfaces, built in electric oven and hob with extractor hood above, inset stainless steel sink/drainers with cupboards underneath, plumbing for washing machine and dishwasher, splash back tiling to walls, power points, cupboard housing gas central heating boiler, radiator, laminated oak wooden flooring, coving to ceiling, spot lights, built in breakfast bar with cupboards underneath, two double glazed windows to front aspect.

LOUNGE AREA

Laminated oak wooden flooring, power points, spot lights, radiator, tv power point, telephone point, coving to ceiling, built in storage cupboard, window to front aspect.

BEDROOM AREA 12' 4" x 7' 3" (3.76m x 2.21m)

Laminated oak wooden flooring, power points, telephone point, radiator, coving to ceiling, spot lights, floor to ceiling fitted wardrobes with hanging rails and drawers, storage space.

BATHROOM 8' 5" x 5' 7" (2.56m x 1.70m)

Enclosed paneled bath with wall mounted shower attachment, shower screen, wash/hand basin, low level wc, tiled flooring and walls, electric shaver point, heated towel rail, extractor fan, spot lights, coving to ceiling, frosted double glazed window to side aspect.

ALLOCATED PARKING SPACE

LONG LEASE

152 years remaining on lease.

SERVICE CHARGE

£60 per month service charge,

