



Beaufort Court, Somerset Road
New Barnet, EN5 1RW
Guide Price £350,000



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* CHAIN FREE *

In a DESIRABLE LOCATION this TWO BEDROOM apartment has the benefit of a BALCONY with pleasant views over the WELL KEPT COMMUNAL GROUNDS and a GARAGE. Situated in a quiet and sought after residential turning, the property offers MUCH SCOPE FOR IMPROVEMENT.

With excellent access to LOCAL SHOPPING FACILITIES, many GOOD & OUTSTANDING SCHOOLS, Parks and transport links, the location is IDEALLY SITUATED FOR THE COMMUTER, with NEW BARNET MAINLINE (Kings Cross/Moorgate) and HIGH BARNET UNDERGROUND (Northern Line) within easy reach.

The accommodation comprises; entrance hallway, large reception with balcony, fitted kitchen, two bedrooms, bathroom and separate cloakroom.

Appealingly based on the GROUND FLOOR, with plenty of off-street parking and in this purpose-built block, the residence offers an attractive investment.

EPC : D

BARNET COUNCIL TAX BAND : D

TENURE : Share of Freehold

TERM : 999 years

SERVICE CHARGE : £2,100 per annum

GROUND RENT : Peppercorn





GROUND FLOOR

Entrance Hall

Reception Room

18'10 x 12'1 (5.74m x 3.68m)

Kitchen

10'3 x 6'8 (3.12m x 2.03m)

Bedroom One

16'5 x 11'5 (5.00m x 3.48m)

Bedroom Two

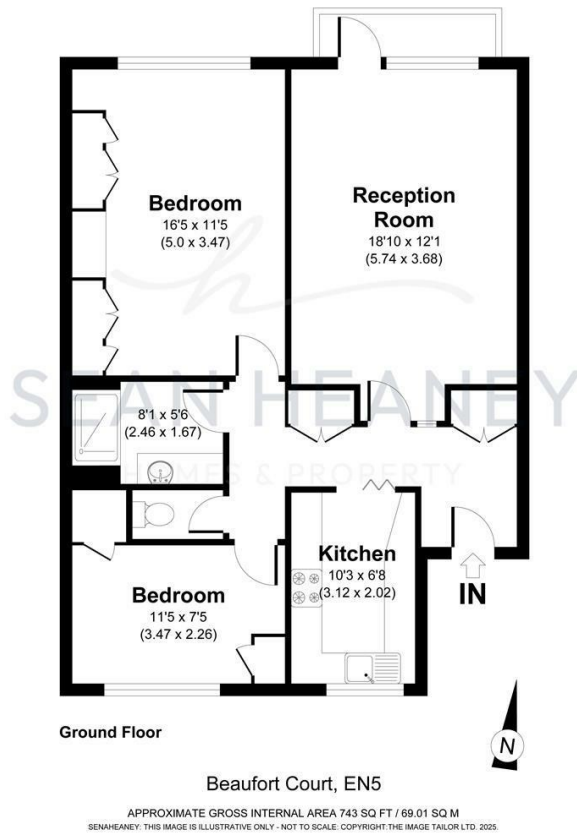
11'5 x 7'5 (3.48m x 2.26m)

Bathroom

8'1 x 5'6 (2.46m x 1.68m)



Floor Plan

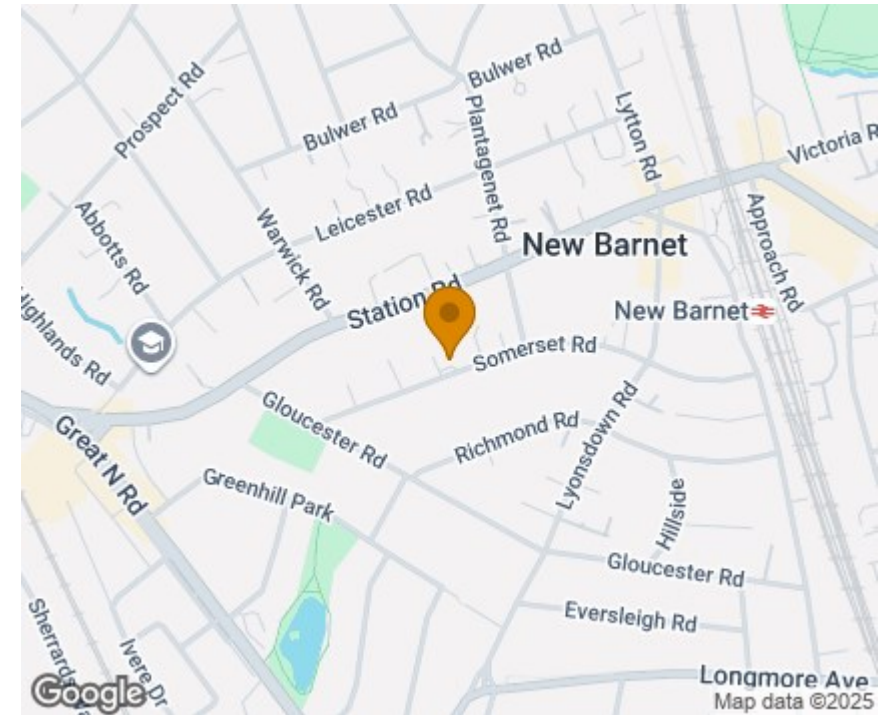


Viewing

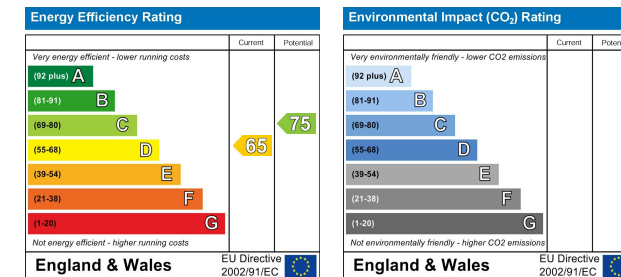
Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

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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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Area Map



Energy Efficiency Graph



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