



Somercoates Close, Barnet

Available

Offers over £300,000 (Leasehold)





A chain-free two-bedroom first-floor flat with a private entrance, enjoying picturesque views towards Hadley Wood Golf Club and ideally located within easy reach of Oakwood station and local amenities.

Located in the desirable area of Somercoates Close, Barnet, this charming first-floor flat offers a delightful living experience with stunning views towards Hadley Wood Golf Club. The property boasts a private entrance and benefits from a private garden with exclusive access, ensuring a sense of exclusivity and comfort.

Inside, the flat features a well-proportioned reception room that provides a welcoming space for relaxation and entertaining. With two bedrooms, this home is ideal for small families, couples, or individuals seeking a peaceful retreat. The bathroom is conveniently located, and the property benefits from a modern combination boiler, ensuring warmth and efficiency throughout the year.

The location is particularly appealing, as it is just a short ten-minute walk to a variety of restaurants, including the renowned L'ARTE and Shakespeare, perfect for those who enjoy dining out. Additionally, Oakwood station is less than ten minutes away, providing excellent transport links for commuters and easy access to the wider London area.

This flat is offered chain-free, making it an attractive option for those looking to move in without delay. With its combination of comfort, convenience, private outdoor space, and picturesque views, this property is a wonderful opportunity for anyone seeking a new home in Barnet.

Tenure: Leasehold

Lease Term: Started in 1986 with a lease of 125 years.

Term Remaining: 85 years remaining

Service Charge: £900 a year

Ground Rent: £50 a year

Local Authority: London Borough of Barnet

Council Tax: C

Private Entrance

Own front door to front aspect, stairs to first floor.

Landing/Hallway

Double glazed window to front aspect, radiator, range of 5 built in storage cupboards, spotlights, loft access, doors to:

Lounge

Double glazed windows to front and rear aspect, radiator.

Kitchen

Double glazed with window to front aspect, matching range of wall and base units with granite work surfaces over and matching upstands, inset hand basin with draining grooves and mixer tap over, plumbed space for washing machine, 4-ring Smeg gas hob, and matching electric oven, extractor hood over, radiator, spotlights.

Bedroom One

Double glazed windows to rear and side aspect, radiator, built in wardrobe and drawers.

Bedroom Two

Double glazed window to rear aspect, radiator.

Bathroom

Double glazed opaque window to side aspect, bath with retractable shower screen, mixer tap and shows extension, pedestal hand basin, low flush w/c, heated towel rail, spotlights.

Disclaimer

Viewings: In consideration of the current owner/occupants, please note:

- a. Pets are not allowed to attend viewings.
- b. Additional photos and/or filming of the property internally and externally is not permitted.
- c. Loft access is not generally permitted unless express permission is requested.





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AND
CHASE



Anti-Money Laundering Regulations: Intending purchaser(s) will be charged up to £20+VAT each to digitally produce and verify identification and financial documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We are unable to proceed and/or remove a property from the market without this.

Availability: Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

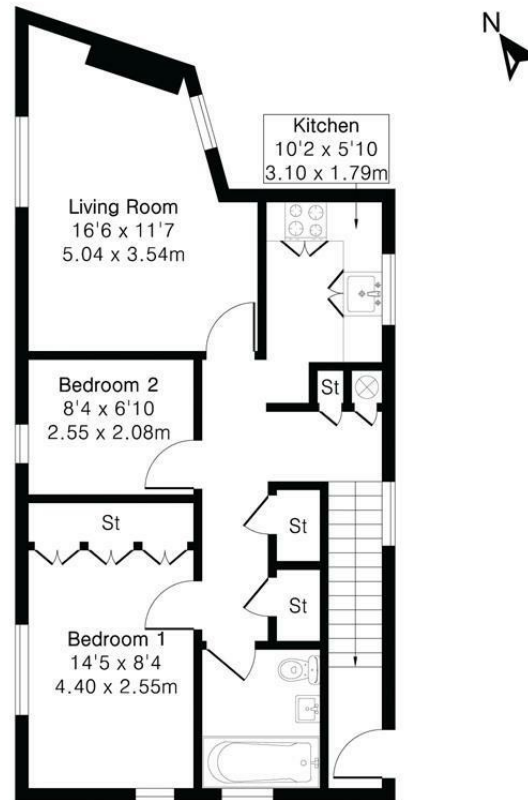
Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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Approximate Gross Internal Area 597 sq ft - 55 sq m



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC Rating / Local Authority: London Borough of Barnet / Council Tax Band: C

