Sean Heaney
HOMES & PROPERTY



Sandford Court, Bosworth Road

New Barnet, Barnet, EN5 5LY

Guide Price £410,000

2 1 1 C

Sandford Court, Bosworth Road

New Barnet, Barnet, EN5 5LY

This IMPECCABLY REFURBISHED FIRST FLOOR APARTMENT is offered in a popular residential turning within easy reach of both NEW BARNET MAINLINE & HIGH BARNET UNDERGROUND. The accommodation is beautifully finished and offers EXCEPTIONALLY SPACIOUS LIVING; hallway, TWO DOUBLE BEDROOMS, lounge/diner, IMPRESSIVE HIGH SPEC FULLY FITTED KITCHEN with BALCONY and family bathroom.

Based in the heart of Barnet, the property is conveniently situated for LOCAL AMENITIES, cafes, restaurants and TRANSPORT LINKS. The desirable position close to Hadley Common, Tudor Park & King George's fields and accessible to GOOD & OUTSTANDING LOCAL SCHOOLS, benefits further from SHARE OF FREEHOLD, stylish tile flooring throughout, communal gardens and OFF-STREET PARKING.

EPC : C

BARNET COUNCIL TAX BAND : D

TENURE : Share of Freehold

SERVICE CHARGES : £80 per month

























FIRST FLOOR

Hall

Reception Room
19'10 x 11'9 max (6.05m x 3.58m max)

Kitchen
12'9 x 7 (3.89m x 2.13m)

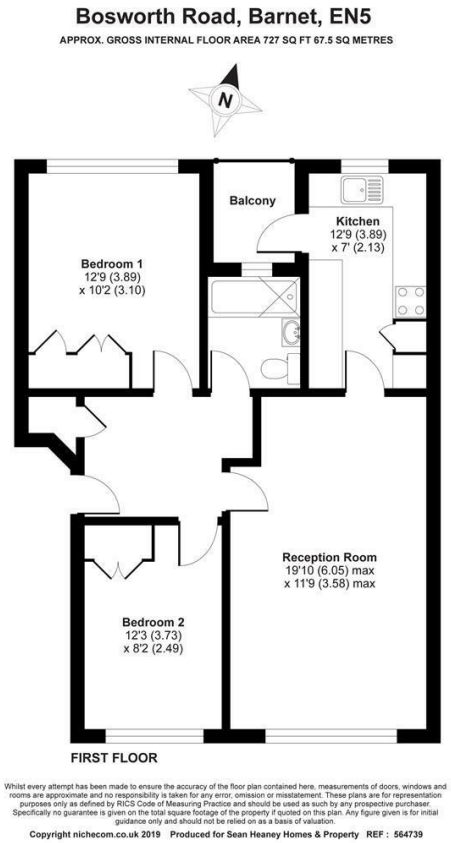
Balcony

Bedroom 1
12'9 x 10'2 (3.89m x 3.10m)

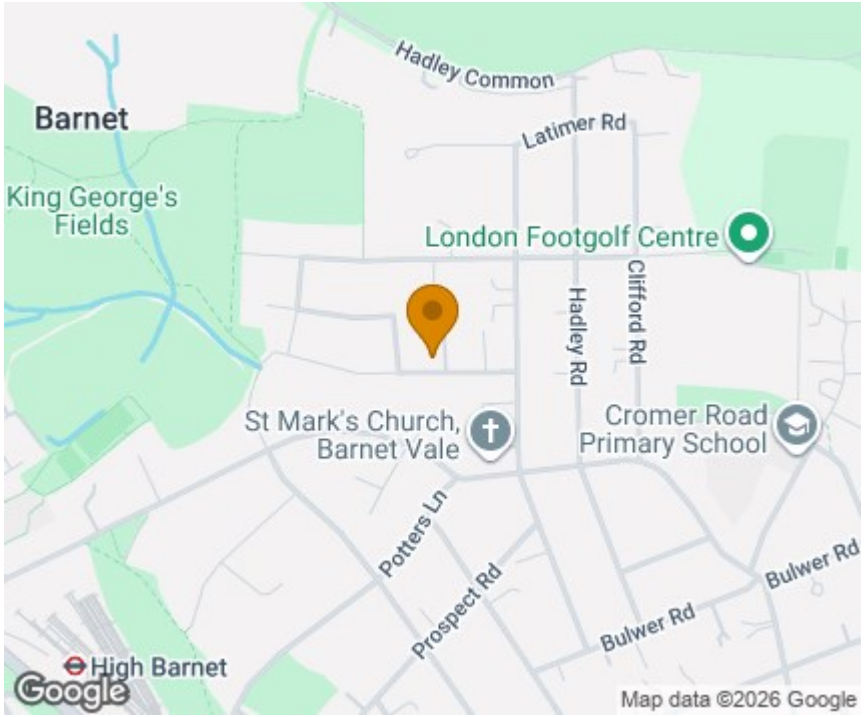
Bedroom 2
12'3 x 8'2 (3.73m x 2.49m)

Family Bathroom

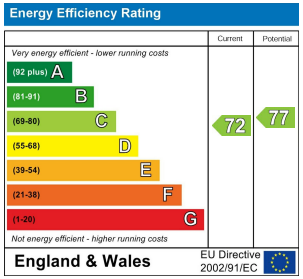
Floor Plan

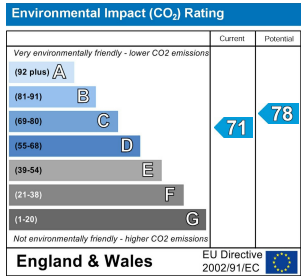


Area Map



Energy Efficiency Graph





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.

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 Sean Heaney 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.

Highstone House, 165 High Street, Barnet, Hertfordshire, EN5 5SU

T: 020 8441 7173 E: sales@seanheaney.co.uk W: www.seanheaney.co.uk