

DISCOUNTED MARKET SALE



1

Bedroom



1

Bathroom



Warren Bradley Estates are pleased to offer for sale this One bedroom apartment located within Bentfield House which is part of the popular Beaufort Park development. This property benefits from a spacious lounge with a modern fully fitted kitchen at one end and a balcony at the other. There is also a double bedroom, a fully tiled bathroom, real wood flooring throughout and a lift.

This property also comes with a parking space within the secure residents car park and use of the residents only gym, spa and pool.

Being located within Beaufort Park means that the new owner of this property will benefit from a mix of shops and restaurants, they are also close to Colindale Tube Station and other local amenities. Offered chain free.

This property is offered for sale as a Discounted Market Sale (DMS) which is a low cost home ownership scheme where a property is purchased in partnership with Barnet Council at a discounted price of 20% below market value.

To qualify for this property, applicants must:

- be a resident or be employed within the London Borough of Barnet
- earn a gross annual income household income at the date of application for the property that does not exceed 45% of the discount market sale price of the property

Entrance Hall 4.00m x 1.70m (13' 1" x 5' 7")

Reception Room 4.90m x 2.00m (16' 1" x 6' 7")

Balcony 3.10m x 1.20m (10' 2" x 3' 11")

Kitchen 3.80m x 1.50m (12' 6" x 4' 11")

Bedroom 4.00m x 2.78m (13' 1" x 9' 1")

Bathroom 2.10m x 1.70m (6' 11" x 5' 7")

Leasehold

981 Years Remaining - As advised by the vendor

Service Charge

£2200.00 Per Annum - As advised by the vendor

Ground Rent

£200.00 Per Annum - As advised by the vendor

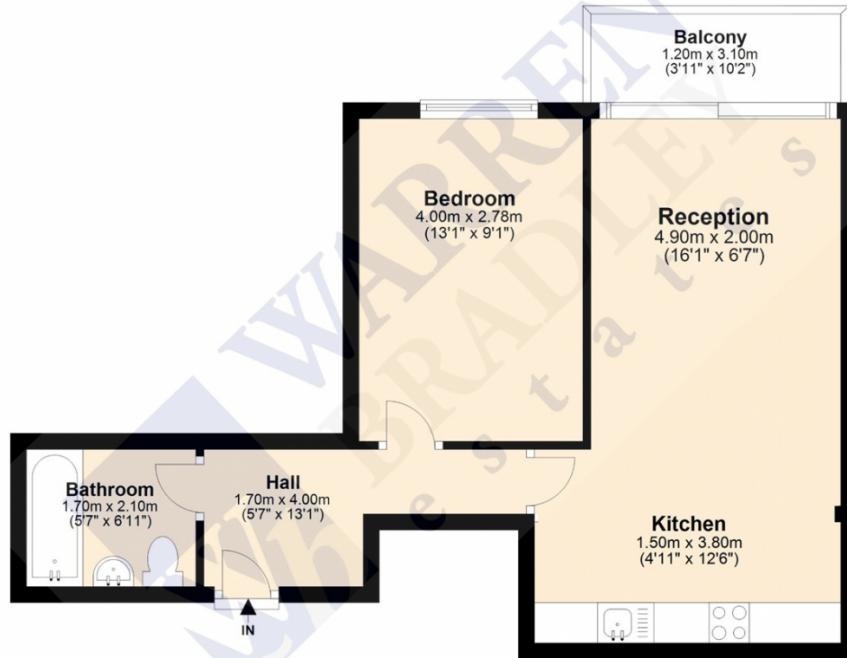
Parking

Parking space with the secure residents car park

Discounted Market Sale

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Bentfield House
Approx. 42.4 sq. metres (455.9 sq. feet)



Total area: approx. 42.4 sq. metres (455.9 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

