

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**
Estate Agents



Westfield Park, Hatch End

Guide Price £669,000



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Sambrook Court

Spacious Ground Floor Apartment. A superb Two Bedroom, Two Bathroom ground floor apartment built by Michael Shanly Homes in 2005. This prestigious development is within easy reach of local shops, fine dining restaurants and transport, including station.

A spacious, well appointed property which features entrance hall, elegant lounge/dining room with doors to a patio area, fitted kitchen with built in appliances and Granite worktops, two double bedrooms (master with en suite shower) and guest bathroom. Further benefits include video entry phone system, double glazing, well tended grounds and lift leading down to the underground car park. The property will be sold with 990 year lease, with possible Share of Freehold'



Entrance Hall

Outer doors with video entry system leading to elegant entrance area with lift for under ground car parking. Front door to entrance hall, downlighters, cloaks cupboard, airing cupboard with megaflo hot water cylinder and pump. Door to:

Lounge/Diner 26' 10" x 14' 1" (8.17m x 4.29m)
Generous lounge/dining room with attractive bay windows and doors to patio. Feature wall mounted fireplace, cornice ceiling and downlighters.

Patio

Overlooking the front gardens.

Kitchen/Breakfast Room 15' 6" x 9' 6" (4.72m x 2.89m)

Fitted with a matching range of base and eye level units with worktop space over with



underlighting, cornice trims and granite worktops, 1+1/2 bowl stainless steel sink, waste disposal unit, extractor fan, integrated, fridge/freezer, automatic washer/dryer, eye level electric fan assisted oven, five ring electric hob with extractor hood over, eye level grill and window to rear. New boiler. 2021. Microwave not working.

Bedroom One 23' 5" x 9' 9" (7.13m x 2.97m) including access.

Window to front, fitted wardrobes and door to: En suite shower room

Tiled double shower enclosure with power shower and glass screen, wall mounted wash hand basin with mixer tap, fully tiled walls, mirror and shaver point, low-level WC, heated towel rail and tiled floor.

Bedroom Two 16' 8" x 9' 2" (5.08m x 2.79m)

Window to front.

Guest Bathroom

Bath with power shower, glass screen and mixer tap, wall mounted wash hand basin with mixer tap, fully tiled walls, mirror and shaver point, low-level WC and heated towel rail.

Garage

Underground car park with allocated space on the left by number 4 cupboard. Electronic gates, own store cupboard.

Gardens

Beautifully maintained private gardens to front and rear. Mainly laid to lawn with a selection of mature trees, shrubs and plants.

Lease

The property will be sold with a 990 year lease and a share of freehold.

Service Charge

Approx £1900 every 6 months (£3.8k p.a.)

Council Tax Band F

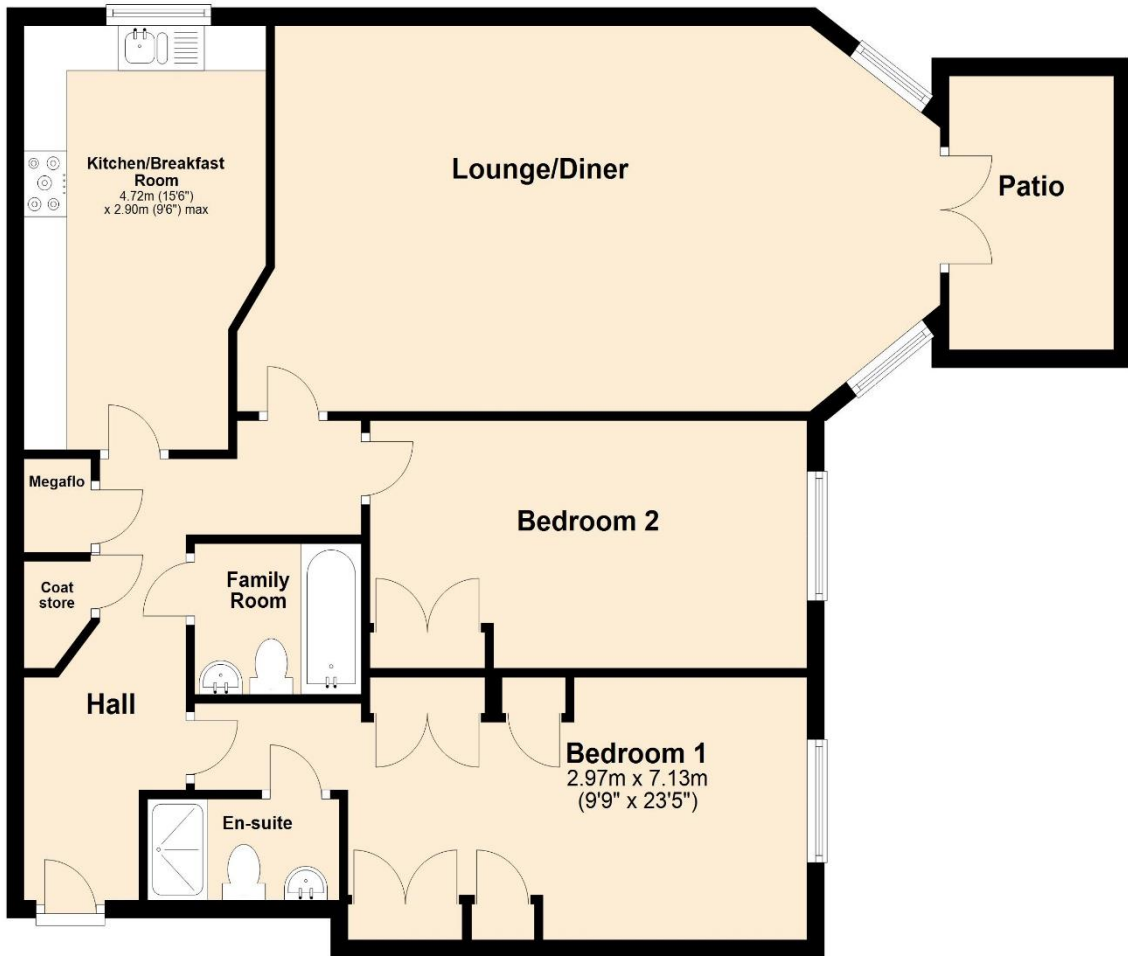


KEY FEATURES:

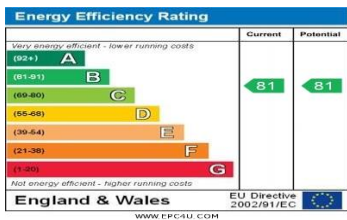
- Two Bedrooms ● Fitted Kitchen/Breakfast Room ● Lounge/diner opening to patio ● En suite shower/wc ● Guest Bathroom ● Underground Parking Space ● No Upper Chain ●

Ground Floor

Approx. 102.3 sq. metres (1101.4 sq. feet)



Total area: approx. 102.3 sq. metres (1101.4 sq. feet)



DISCLAIMER: Robertson Phillips may not have sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.