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**ROBERTSON
PHILLIPS**
Estate Agents



Leeway Close, Hatch End

£305,000



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Mentana Court. A bright One Bedroom, Ground Floor Flat situated within walking distance of Hatch End station. A selection of local shops, fine dining restaurants and schools are all within easy reach.

Comprising double aspect open plan lounge/diner with kitchen area and integrated appliances, double bedroom with en suite shower and guest bathroom. Features include gas central heating with combination boiler, double glazing, video entry phone system, New 125 year lease and NHBC warranty. There is no upper chain.



Entrance Hall

Door to hallway.

Bathroom

Panelled bath, vanity wash hand basin, heated towel rail, fully tiled walls and low-level WC.

Bedroom 4.16m (13'8") x 2.94m (9'8")

Double glazed window to rear, door to: En-suite Shower

Shower enclosure, low level wc, wall mounted wash hand basin, heated towel rail and fully tiled walls.



Lounge/Kitchen diner 5.17m (16'11") max x 5.09m (16'9")

Double glazed windows to rear and side.

Fitted units with breakfast bar and integral appliances, oven, hob and extractor canopy.

Wall mounted central heating boiler, LED lighting.

Parking

Allocated parking space.

Lease

125 years from September 2019

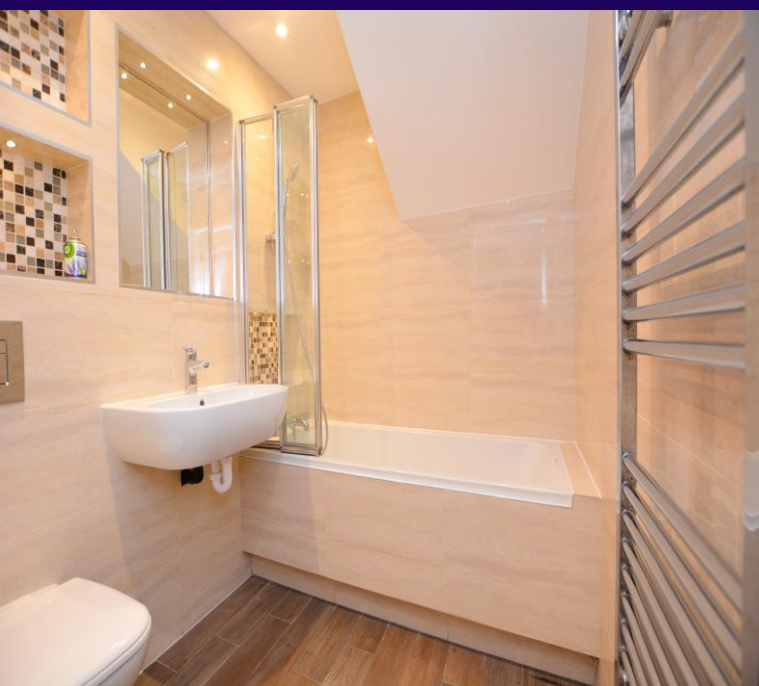
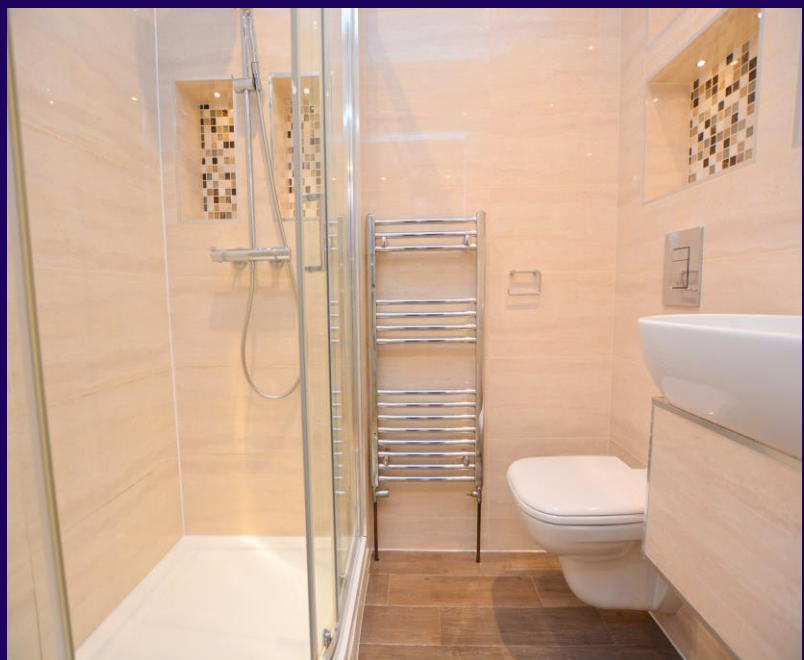
Service Charge

£1,000 per annum.

Ground Rent

£250 per annum.

Council Tax Band C

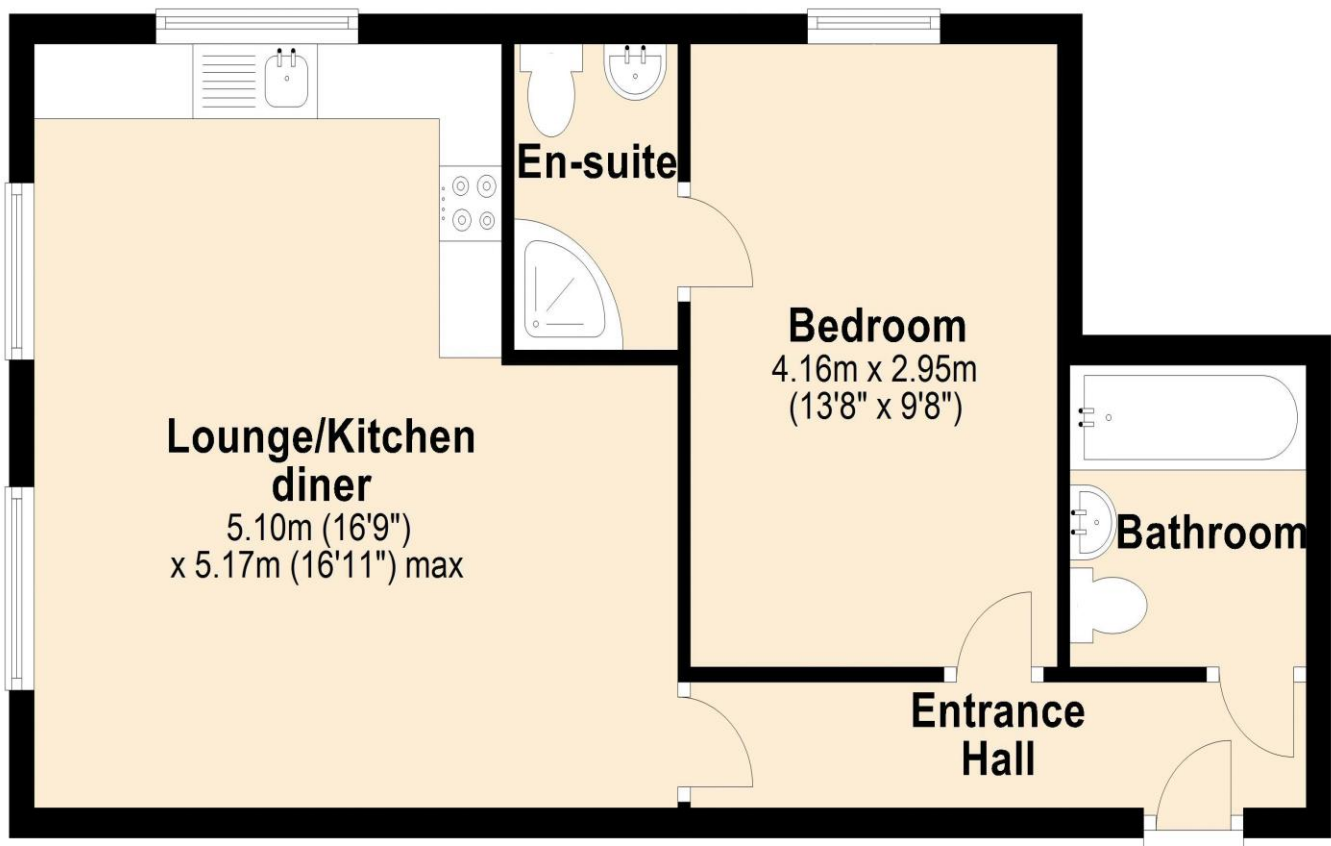


KEY FEATURES:

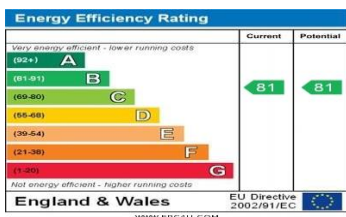
Double Bedroom ● En-suite Shower ● Spacious Lounge/kitchen diner ● Guest Bathroom
● Parking Space ● Long Lease

Ground Floor

Approx. 47.7 sq. metres (513.7 sq. feet)



Total area: approx. 47.7 sq. metres (513.7 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.