

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**
Estate Agents



Oakdene Close, Hatch End

£130,000



www.robertsonphillips.co.uk

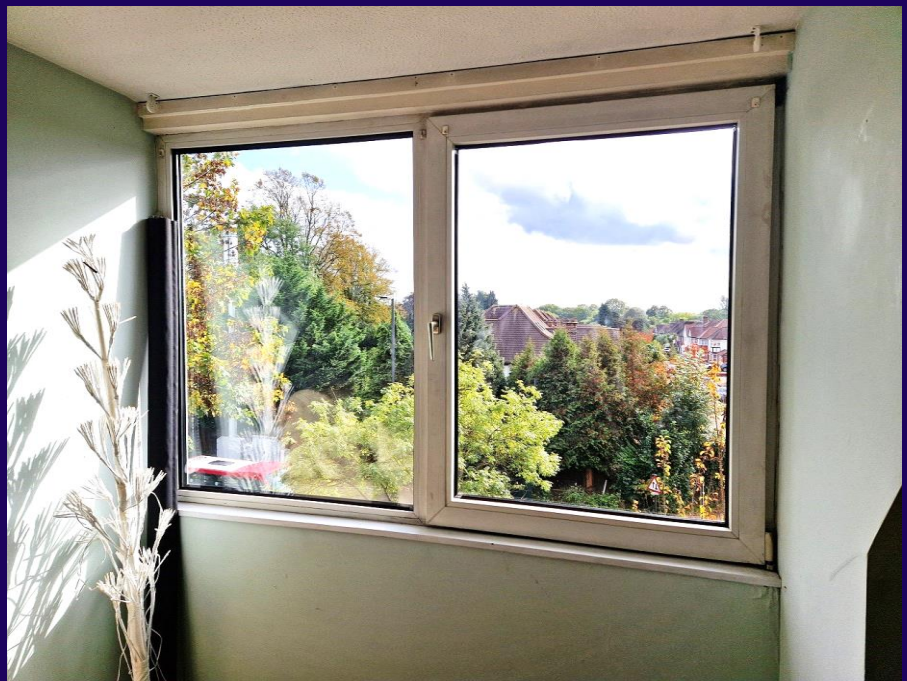


Homehayes House

A bright One Bedroom third floor Retirement flat situated on Hatch End High Street within walking distance to local shops, restaurants, bus services and station.

Comprising entrance hall, lounge/dining room, fitted kitchen with appliances, double bedroom and tiled shower room/wc. Benefits include double glazing, communal lounge area, laundry, lift to all floors and resident manager.

NO UPPER CHAIN.



Front Entrance

Security entry system, sliding doors to lobby, communal lounge, managers office and laundry.

Entrance Hall

Airing cupboard housing hot and cold water tanks. Cupboard housing meters.

Lounge/Diner 5.00m (16'5") x 3.26m (10'8")

Double glazed window to front, archway to:

Kitchen 2.27m (7'6") x 1.67m (5'6")

Fitted with a matching range of base and eye level units, stainless steel sink unit with single drainer and mixer tap, fridge/freezer and electric cooker, extractor fan and part tiled walls.



Bedroom 3.62m (11'10") x 2.73m (9')
Double glazed window to front, built in wardrobe.

Bathroom
Walk in shower, vanity wash hand basin with base cupboard, low-level WC, fully tiled walls and extractor fan.

Parking
Parking available in underground garage.
Guest parking to front of building.

Lease
139 years from September 1985
Service Charge
To be confirmed by client.
Ground Rent
To be confirmed by client.

Council Tax Band C

EPC Rating -

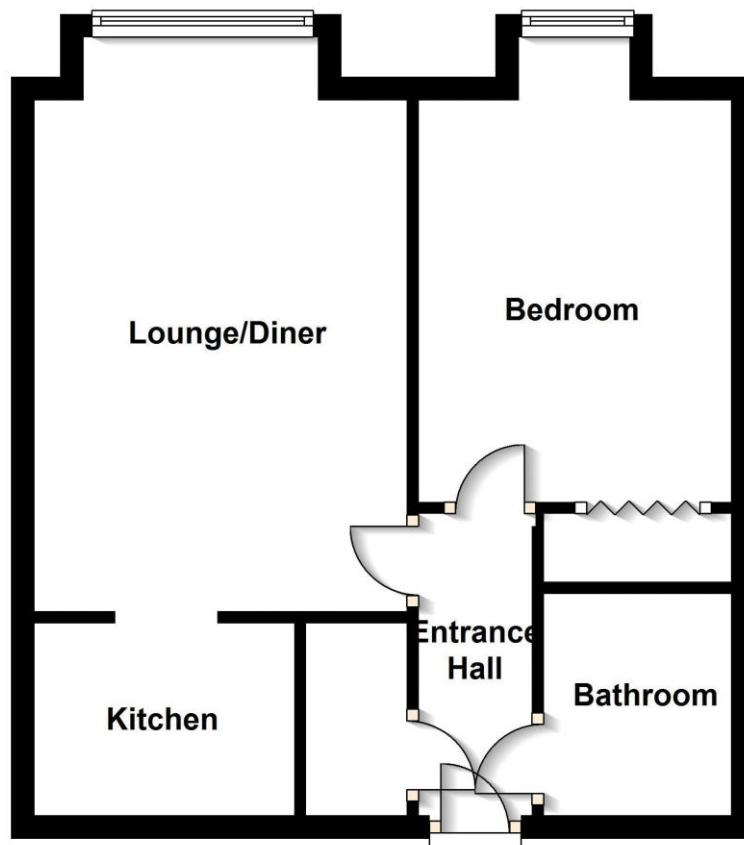


KEY FEATURES:

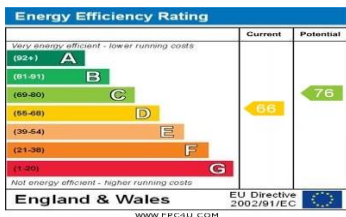
Double Bedroom ● Spacious Lounge/diner ● Fitted Kitchen ● Shower room/wc ● Double Glazing ● Resident Manager
● Communal Lounge ●

Third Floor

Approx. 37.7 sq. metres (405.9 sq. feet)



Total area: approx. 37.7 sq. metres (405.9 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.