

**ROBERTSON PHILLIPS**  
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**ROBERTSON  
PHILLIPS**  
Estate Agents



**Homehayes House, Hatch End      Guide Price £115,000**



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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, kitchen, double aspect bedroom and bathroom/wc.

Benefits include double glazing, communal lounge area, laundry, lift to all floors and resident manager.



Third Floor  
Hallway  
Door to:  
Airing cupboard  
Housing water tank and immersion heater.

Bathroom  
Three piece bathroom suite, include low level bath, wash hand pedestal basin and low level wc.

Living Room 13' 7" x 11' 6" (4.14m x 3.50m)  
Two windows to side, opening plan to kitchen.

Kitchen 2.02m (6'8") x 1.68m (5'6")

Bedroom 4.98m (16'4") x 2.60m (8'6")  
Window to side, window to rear, fitted wardrobe.

Council Tax Band: C  
EPC Rating: C  
Tenure: Leasehold





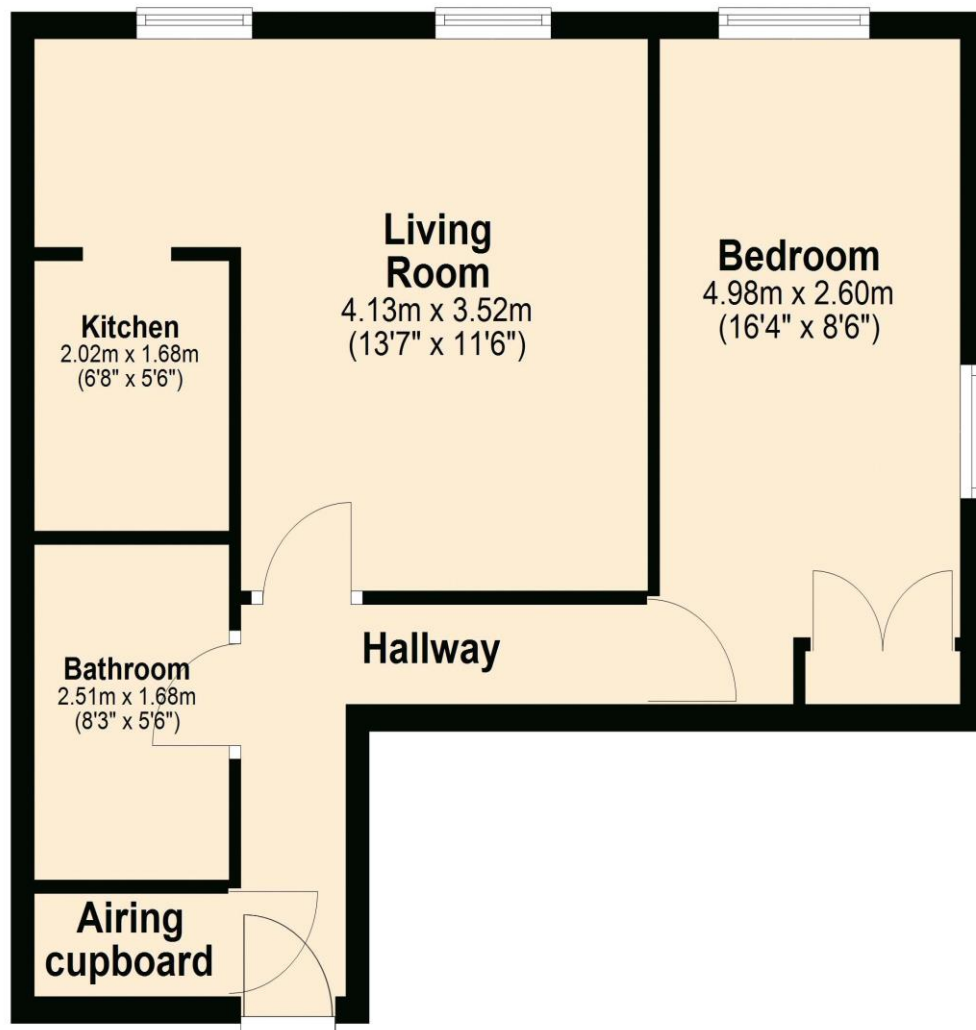


## KEY FEATURES:

- Lift ● Communal Lounge ● Close to Shops ● Bright Property ●
- Located Close To Hatch End Broadway ●

### Third Floor

Approx. 45.7 sq. metres (491.6 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.