

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**
Estate Agents



Oakdene Close, Hatch End

£85,000



www.robertsonphillips.co.uk

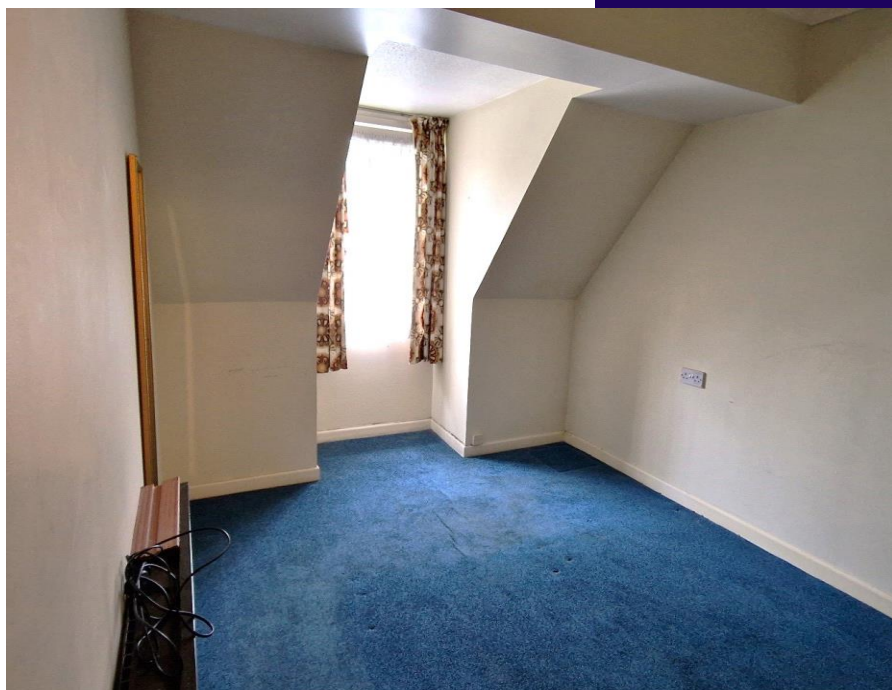
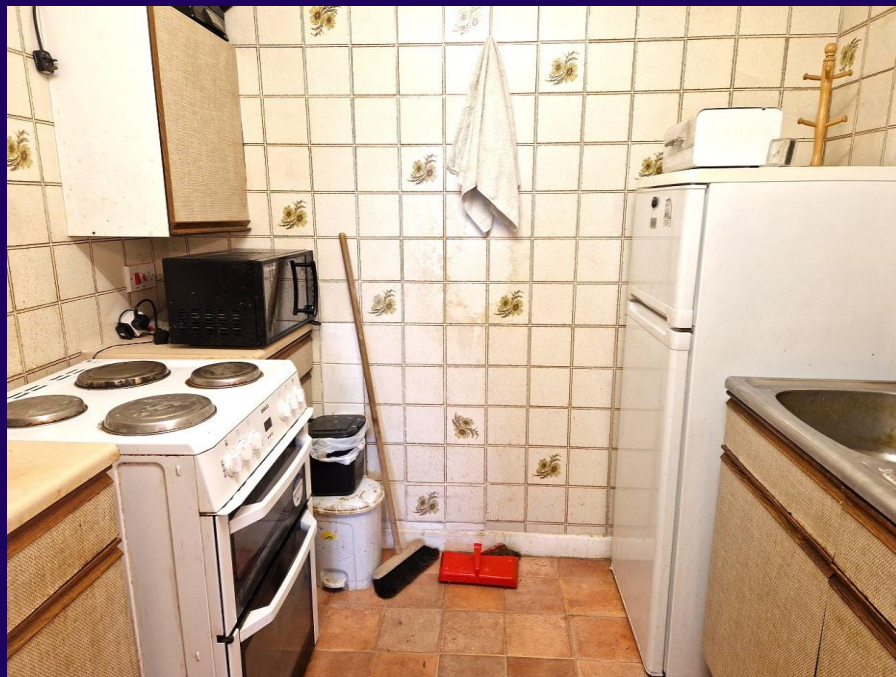


A One Bedroom third floor Retirement flat situated on Hatch End High Street within walking distance to local shops, restaurants, bus services and station.

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

Refurbishment required.

NO UPPER CHAIN.



Lift to Third Floor

Entrance Hall

Airing Cupboard with hot and cold water tanks.

Lounge/Diner 16' 7" x 10' 6" (5.05m x 3.20m)

With double glazed window to front.

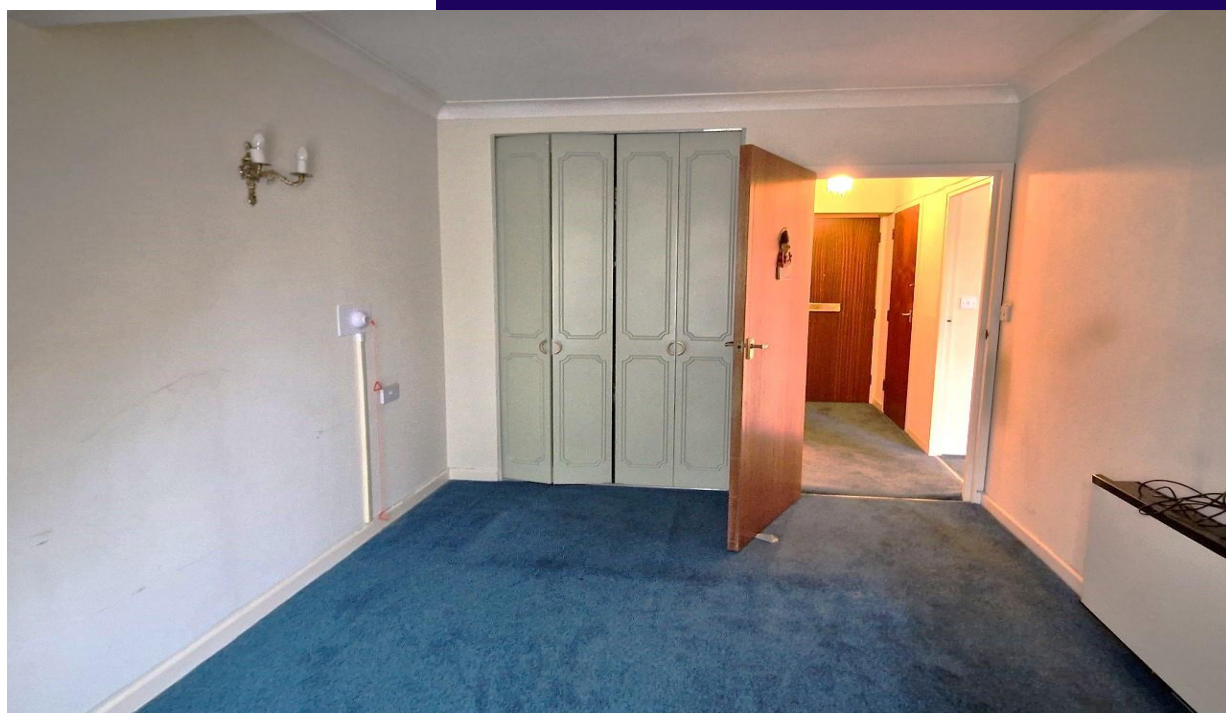
Opening to:

Kitchen 7' 1" x 5' 4" (2.16m x 1.62m)

In need of replacement. Fitted units and sink unit.

Bedroom 11' 5" x 8' 11" (3.48m x 2.72m)

Double glazed window to front and built in wardrobe.



Bathroom

Panelled bath with shower attachment, low level wc, vanity wash hand unit and fully tiled walls.

Parking

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

Lease

99 years from 1985

Service Charge

Half Yearly Service Charge....1 Mar 25 to 31
Aug 25 £1,486.17 To be confirmed

Council Tax Band C

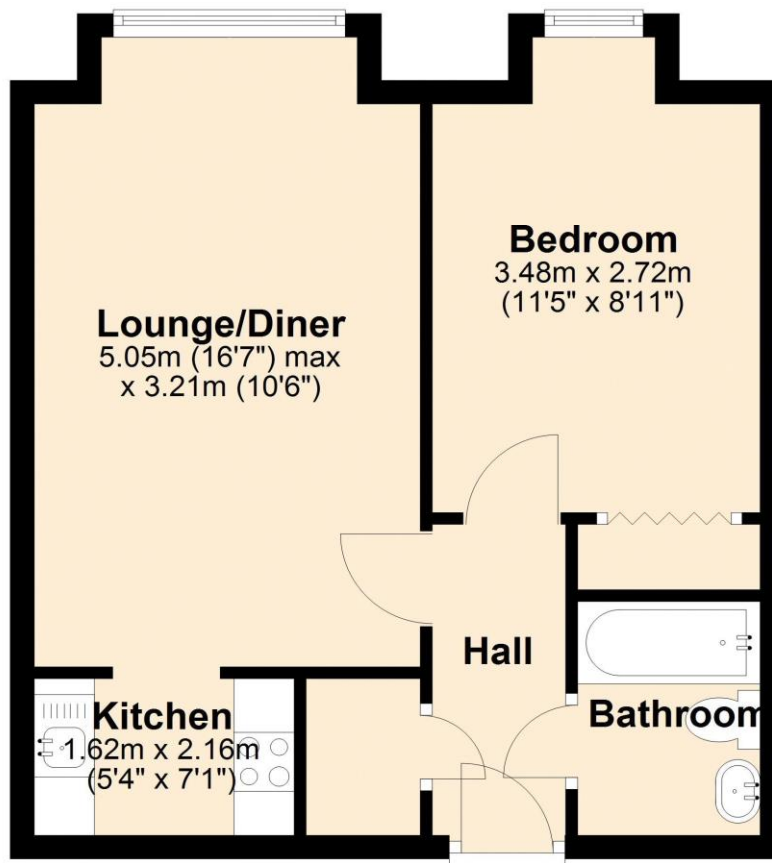


KEY FEATURES:

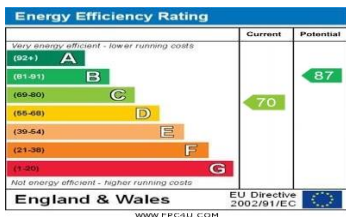
Lift to all floors ● Resident Manager ● Communal Lounge ● Laundry ● Guest Parking ●
● Double Glazing ●

Third Floor

Approx. 39.3 sq. metres (423.0 sq. feet)



Total area: approx. 39.3 sq. metres (423.0 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.