RP

ROBERTSON
PHILLIPS

Estate Agents

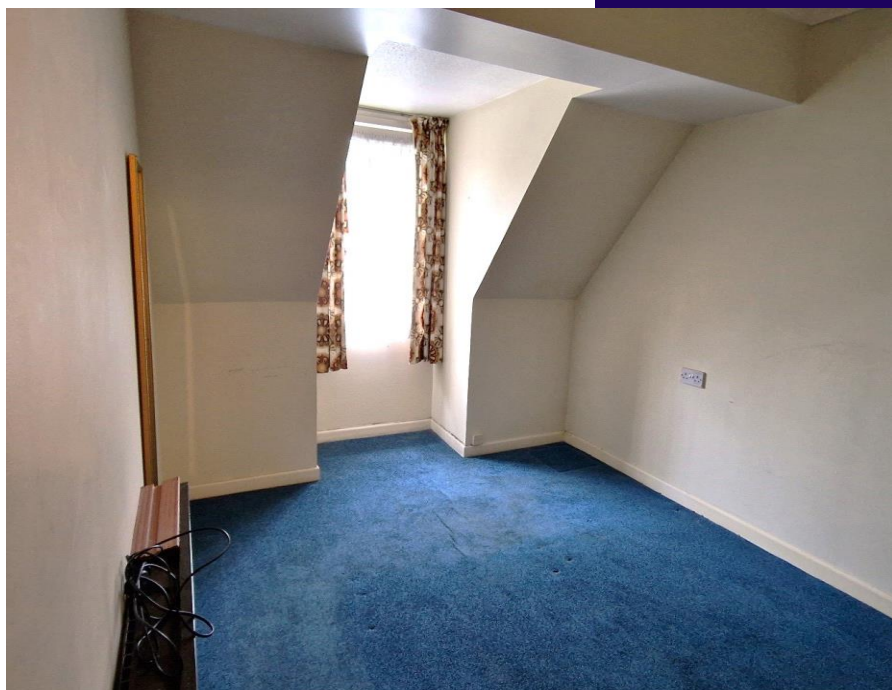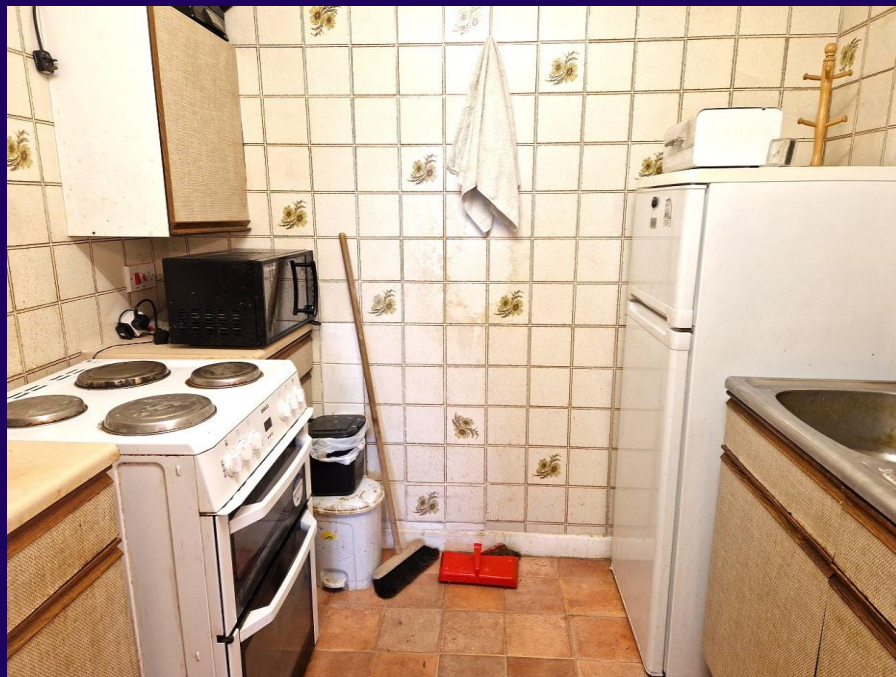## Oakdene Close, Hatch End   £85,000

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)
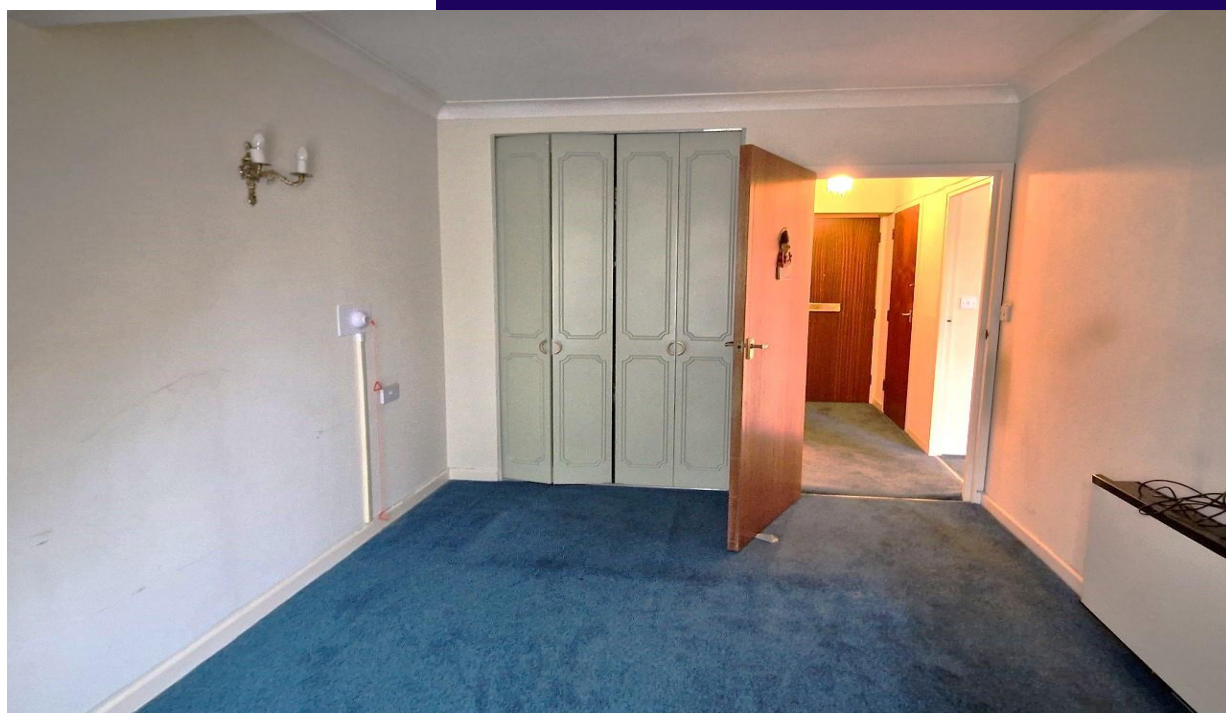With double glazed window to front.
Opening to:
Kitchen 7' 1" x 5' 4" (2.16m x 1.62m)
In need of replacement. Fitted units and sink unit.
Bedroom 11' 5" x 8' 11" (3.48m x 2.72m)
Double glazed window to front and built in wardrobe.

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

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
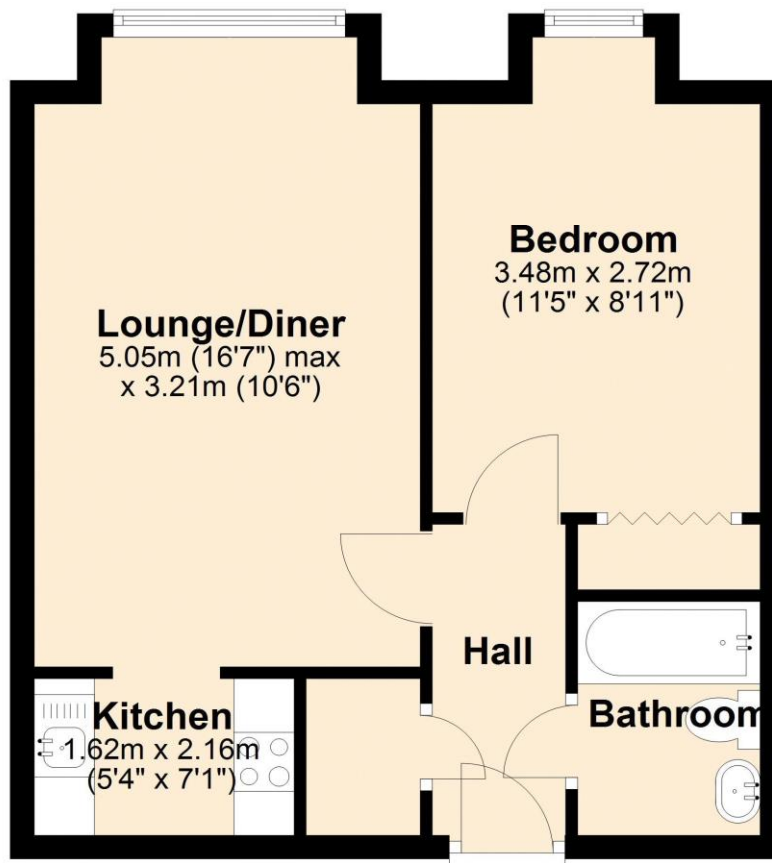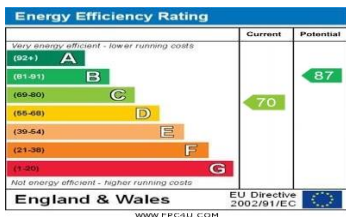
Council Tax Band C

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

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

Lounge/Diner
5.05m (16'7") max
x 3.21m (10'6")

Hall

Bathroom

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

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

naea
propertymark
PROTECTED

The Property
Ombudsman

arla | propertymark
PROTECTED