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**ROBERTSON
PHILLIPS**

Estate Agents



Oakdene Close, Pinner

£120,000



www.robertsonphillips.co.uk



A bright One Bedroom Ground Floor Retirement Flat situated in the heart of Hatch End within walking distance of local shops, station and transport. The property comprises lounge, kitchen, double bedroom and shower room/wc.

Features include double glazing, security entry phone and guest parking. This popular development has a very friendly environment and offers excellent facilities such as laundry room, resident manager, guest suite and communal lounge.



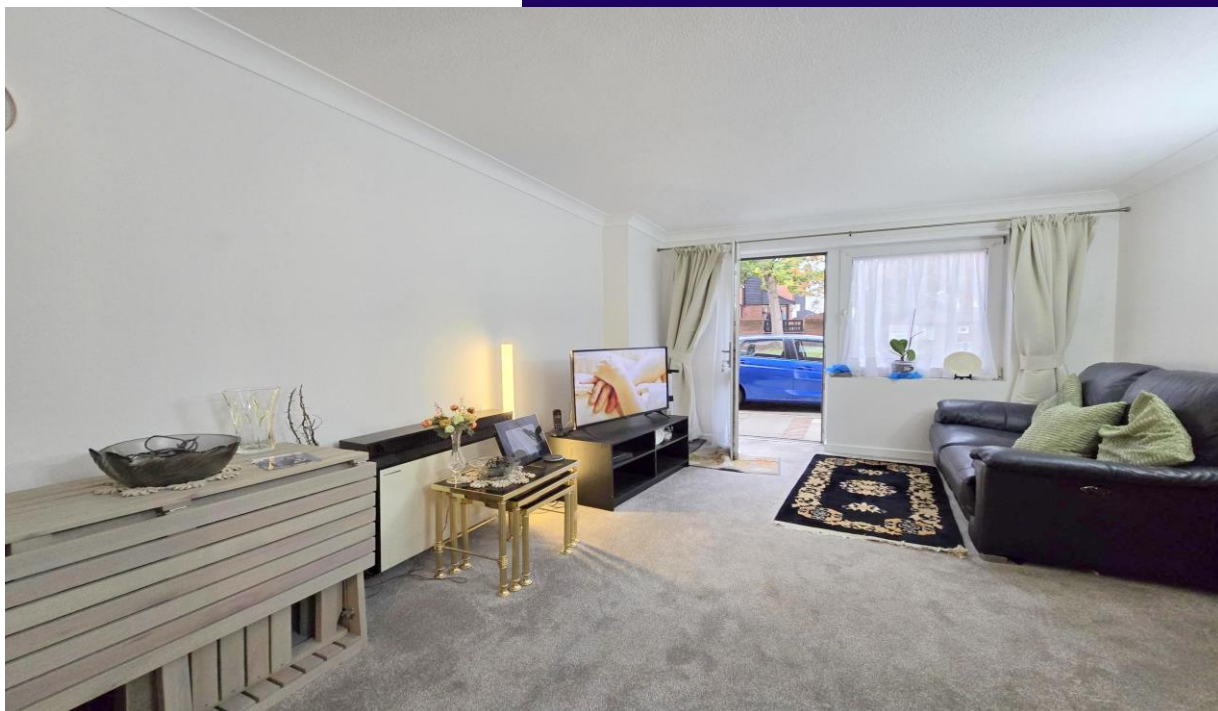
Ground Floor

Hall

Storage cupboard with hot & cold water tanks and electric meter.

Lounge/Diner 17' 3" x 10' 6" (5.25m x 3.20m)
Double glazed window to rear and opening to

Kitchen 7' 2" x 5' 6" (2.18m x 1.68m)
Fitted units with inset sink, built in oven and microwave, electric hob and extractor, space for fridge and fully tiled walls.



Bedroom 11' 4" x 8' 6" (3.45m x 2.59m)

Double glazed window to rear and built in wardrobe.

Wet Room

Walk in shower area, vanity wash hand basin, wc and fully tiled walls.

Lease

To be confirmed

Service Charge

Half yearly service charge £1,629.81

Ground rent £470 Per annum

Council Tax Band: C

EPC Rating: C

Tenure: Leasehold

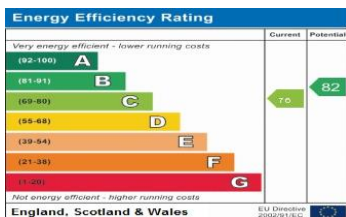
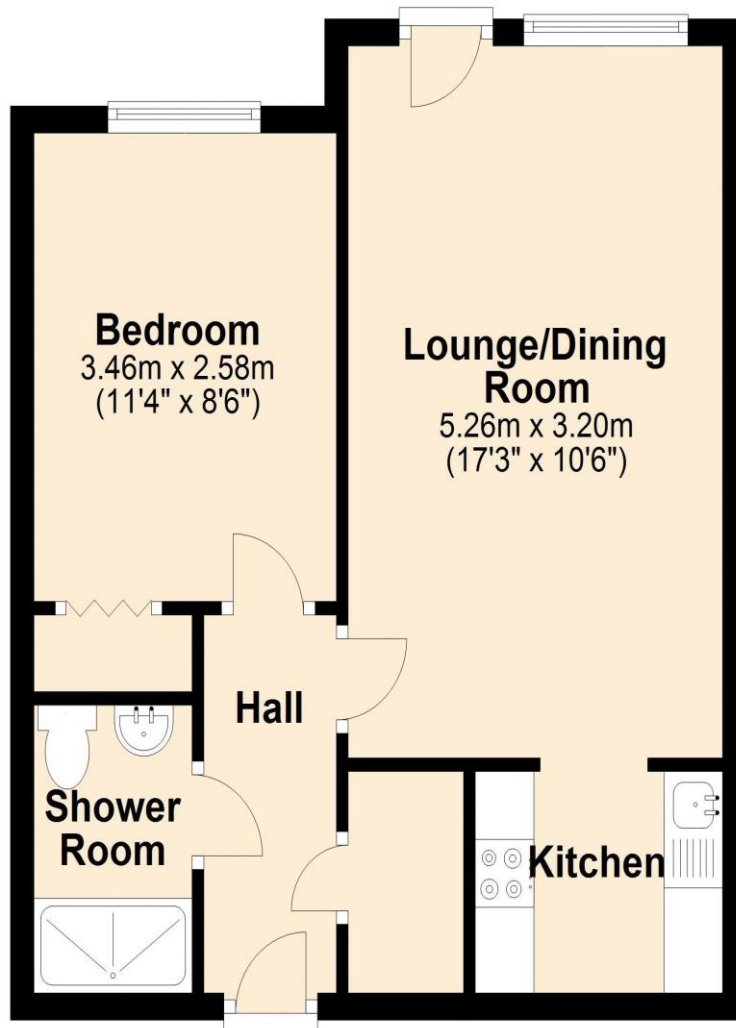


KEY FEATURES:

- Ground Floor
- Modern Kitchen
- Wet Room
- One Bedroom
- Good Condition
- Laundry Room
- Located on Hatch End High Street

Ground Floor

Approx. 39.4 sq. metres (424.2 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.