

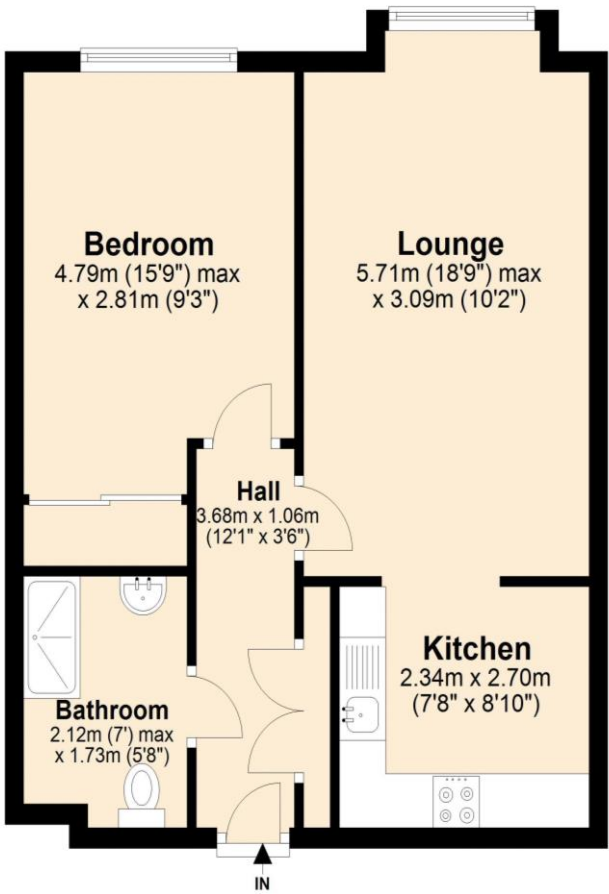


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020 8441 1123

First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

1.

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
2.

References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
3.

Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
4.

Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
5.

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# 119 Hertswood Court Hillside Gardens

Barnet EN5 4AU

£129,995

Leasehold

## PROPERTY SUMMARY

Forming part of this sought after development of retirement flats within easy access to High Barnet High Street with its shopping facilities and transport links including High Barnet Underground Station, Hamilton Chase are delighted to offer for sale this most attractive and modern first floor retirement flat of which an internal viewing is most highly recommended. Features include one double bedroom with a built in wardrobe, modern fitted kitchen and shower room, electric heating, 18 ft lounge/diner, chain-free. Communally the residents have access to a communal lounge and kitchen, hairdressing saloon, laundry facilities, well maintained communal gardens, residents and guests parking.

## ACCOMMODATION

### COMMUNAL ENTRANCE

With entry phone system, communal area and hallways, staircase and a lift to all floors.

### FRONT DOOR

### HALLWAY

Fitted carpet, coving to ceiling, spot lights, smoke alarm ,built in cupboard housing hot water cylinder , fuse box and airing cupboard space, power points.

### LOUNGE 18' 9" x 10' 3" (5.71m x 3.12m)

Double glazed square bay window to rear aspect, fitted carpet, power points, tv and telephone point, coving to ceiling, wall mounted electric radiator.

### KITCHEN 10' 9" x 7' 8" (3.27m x 2.34m)

Attractive range of fitted wall and base units with rolled top worksurfaces, stainless steel sink/drainер with mixer tap and cupboards underneath, built in fridge with a small freezer department, built in four ring electric hob with extractor hood above, built in electric oven, power points, splash back tiling to walls, tiled flooring, coving to ceiling.

### BEDROOM 1 15' 0" x 9' 3" (4.57m x 2.82m)

Double glazed window to rear aspect, fitted carpet, power points, wall mounted electric radiator, coving to ceiling, built double wardrobe with mirror fronted sliding doors.



### SHOWER ROOM 7' 0" x 5' 8" (2.13m x 1.73m)

Walk in double shower, wash/hand basin, low level wc, wall mounted electric radiator, tiled walls and tiled flooring, extractor fan.

### COMMUNAL GARDENS

Mature and well maintained communal gardens with flower and shrub borders, communal patio area with seating.

### COMMUNAL AREAS INSIDE THE BUILDING

The Residents have access to a communal lounge with a kitchen ,hairdressing saloon, laundry facilities.

### PARKING

Residents and guests parking.



