

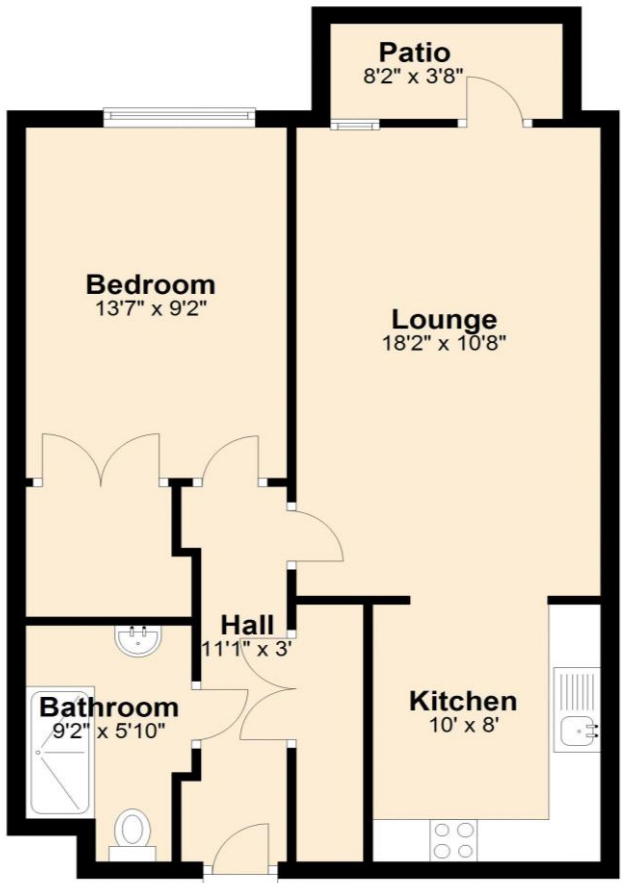


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Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 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. Floor plans remain copyright of Hamilton Chase Estate Agents and are not to be copied in part or full without written consent, are provided for illustrative purposes only and are not to scale.

18 Hertswood Court Hillside Gardens

Barnet EN5 4AU

£139,995

Leasehold

PROPERTY SUMMARY

Hamilton Chase are delighted to offer for sale this attractive ground floor retirement flat with direct access to your own small patio area with steps leading to the communal gardens. The property itself is ideally located within easy access to High Barnet's shopping facilities and transport links including High Barnet Underground Station. The itself is present in excellent condition and has the following features, one double bedroom with a walk- in wardrobe, newly fitted kitchen, 18 ft lounge/diner, modern updated shower room, electric heating, well maintained communal gardens, parking, Communally the residents have access to a communal lounge and kitchen, hairdressing salon, laundry facilities, well maintained communal gardens and parking, chain-free, an internal viewing is most highly recommended.

ACCOMMODATION

COMMUNAL ENTRANCE

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

HALLWAY 11' 1" x 3' 0" (3.38m x 0.91m)

Fitted carpet, wall mounted electric heater, coving to ceiling, power point, built in double storage cupboard housing hot water cylinder and storage space, electric fuse box.

LOUNGE/DINER 18' 2" x 10' 8" (5.53m x 3.25m)

Fitted carpet, power points, tv and telephone point, wall mounted electric heater, double, glazed window and door with access to your own section of small patio area with steps to the communal gardens.

KITCHEN 10' 0" x 8' 0" (3.05m x 2.44m)

Newly fitted range of fitted wall and base units with worksurfaces, built in electric oven and four ring electric hob with extractor hood above, built in washing machine, power points, inset stainless steel one and half bowl sink/drainers with cupboard underneath, coving to ceiling, lino flooring.



BEDROOM 1 16' 4" x 9' 4" (4.97m x 2.84m)

Double glazed window to rear aspect over looking the communal gardens, fitted carpet, power points, wall mounted electric heater, coving to ceiling, built in walk in wardrobe with fitted shelving and hanging space.

BATHROOM 9' 2" x 5' 10" (2.79m x 1.78m)

Modern and updated suite, enclosed double shower cubicle with wall mounted electric shower, low level wc, vanity unit with inset wash/hand basin, tiled walls and flooring, coving to ceiling, heated towel rail, extractor fan.

COMMUNAL GARDENS AND PARKING

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

COMMUNAL AREAS WITHIN THE BLOCK

The Residents have access to a communal lounge with a kitchen, hairdressing salon, laundry room with washing machine and dryer.



