

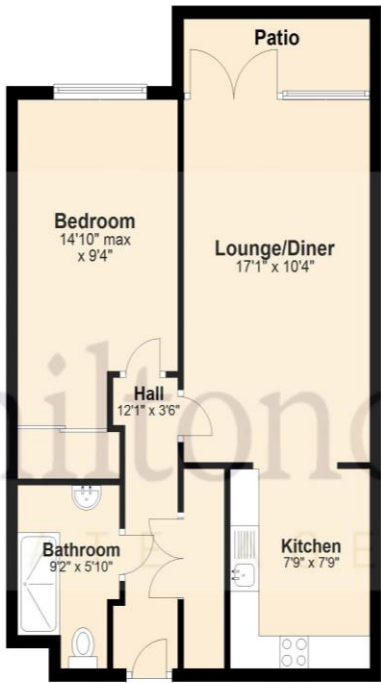


Hamilton Chase Estates Limited, 141 High Street, Barnet, Hertfordshire EN5 5UZ
t: 020 8441 1123 f: 020 8441 2012 w: hamiltonchase.co.uk e: info@hamiltonchase.co.uk

hamiltonchase.co.uk

020 8441 1123

Ground Floor
Approx. 602.1 sq. feet



Total area: approx. 602.1 sq. feet

All floorplans are provided for illustrative purposes only. While every effort has been made to ensure the accuracy of floorplan layouts, measurements, and features, they are approximate and subject to change without notice. Actual square footage, dimensions, and layouts may vary from those shown. No responsibility is assumed for any errors, omissions, or misstatements. Buyers or tenants should verify all information independently and should not rely solely on the floorplan when making decisions.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- 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.
- 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.
- 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.
- Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
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20 Hertswood Court Hillside Gardens

Barnet EN5 4AU

£129,995

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 leading directly onto 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 property itself is presented in good condition and has the following features, one double bedroom, with a fitted wardrobe, 17 ft lounge/diner, modern updated shower room, fitted kitchen, electric heating, well maintained communal gardens, residents and visitors parking, communally the residents have access to a communal lounge and small kitchen, hairdressing salon, laundry room, well maintained communal gardens, chain-free.

ACCOMMODATION

COMMUNAL ENTRANCE

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

FRONT DOOR

HALLWAY 12' 1" x 3' 6" (3.68m x 1.07m)

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

LOUNGE/DINER 17' 1" x 10' 4" (5.20m x 3.15m)

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

KITCHEN 7' 9" x 7' 9" (2.36m x 2.36m)

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 sink/drainers with cupboards underneath, coving to ceiling, lino flooring, splash back tiling to walls.

BEDROOM 1 14' 10" x 9' 4" (4.52m 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, fitted double wardrobe with hanging space.



BATHROOM 7' 0" x 5' 8" (2.13m x 1.73m)

Modern and updated suite, double shower cubicle with a wall mounted electric shower, low level wc, wash/hand basin, tiled walls, fitted storage cupboard with shelving underneath, coving to ceiling, extractor fan, lino flooring.

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.



