

## 32 Hudsons Court

Darkes Lane, Potters Bar, Hertfordshire, EN6 1DH



**PRICE: £170,000**

**Lease: 125 years from 2000**

### Property Description:

A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE SECOND FLOOR Hudsons Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 40 properties arranged over 3 floors, served by lift. Conveniently situated to main Supermarkets, local park and Train Station. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Residents' lounge  
Communal Laundry  
Communal Gardens  
Development Manager  
24 hour emergency Appello call system

Guest Suite and Lift to all floors  
Video Door Entry System linked to Residents T.V  
Price to include carpets, curtains and light fittings  
Lease: 125 years from 2000



**For more details or to make an appointment to view, please contact  
Mandy Abbott**

**Flat**

Approx. 47.0 sq. metres (506.1 sq. feet)



Total area: approx. 47.0 sq. metres (506.1 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**For Financial Year Ending:**

**31/08/2024**

**Annual Ground Rent:**

**£330.00**

**Ground Rent Period Review:**

**Next Uplift 2023**

**Annual Service Charge:**

**£3496.10**

**Council Tax Band:**

**C**

**Event Fees:**

**1% Transfer**

**1% Contingency**

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Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

Retirement Homesearch Limited, Registered Office:  
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.