WANDREW WARPENTS

A STATE AGENTS

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POTTERS BAR

employee of Andrew Ward Estate Agents has the authority to make or give any representation or warranty in respect of the properly." other must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are given as approximate, no survey or testing of appliances has been carried out. No Disclaimer: \*These property particulars, including floor plans, are set out as a general outline only for guidance and DO NOT constitute any part of an offer or contract. Any purchaser or

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Email: barnet@andrewward.co.uk 75 High Street, Barnet ENS 55U **Tel: 020 8441 6000 BARNET** 

Our Offices NI 20'2 x 10'0 30.5 x 31.8 Reception Room 11'0 x 10'0 11.9 × 0.11 30.8 x 38.8 •08.1 x 35.€► Kitchen Bedroom



FLAT 27 HIGHWOOD COURT POTTERS LANE, BARNET EN5 5BA



## **Property Overview**

\*RETIREMENT\* One bedroom second floor apartment in Highwood Court which is situated on Potters Lane and in close proximity to High Barnet underground station and High Street with all its local shops and amenities

The property comprises of a bright and spacious living room with a big bay window, a good sized and well presented separate kitchen with splash back tiles and plenty of storage cupboards, one double bedroom with fitted wardrobes and a large bathroom with lavatory and sink.

It is a condition of the purchase that residents are over the age of 60 years.









## **Property Features**

- LIVING ROOM 18'0 X 10'0
- KITCHEN 11'0 X 5'11
- LIFT ACCESS
- RESIDENTS HOUSE MANAGER
- COMMUNAL GARDENS

- BEDROOM 11'0 X 10'2
- BATHROOM 6'7 X 6'5
- COMMUNAL LOUNGE
- PARKING

## **Agents Notes**

Further benefits include generous hallway, two large storage cupboards, house manager, emergency chords with 24 hour care line, lift, communal lounge, laundry room, guest facilities, weekly social activities and recently upgraded electric heaters.

Conditions apply: Purchaser must be over the age of 60.

EPC- C Lease Remaining - 62 Years Service charge- Circa. £3229.50 Per annum