



**Hyde Court, Friern Barnet Lane, N20 0YD**

**Asking Price: £225,000**

*Leasehold*

## Hyde Court, Friern Barnet Lane, N20 0YD

Located on the first floor (with lift) this two bedroom apartment has been thoughtfully designed and modernised to an exceptional standard by the current owner. The property benefits from a new fitted kitchen, new shower room, updated central heating system and bespoke fitted storage units in the hallway. The flat further benefits from a south facing balcony overlooking the front communal green. We are confident in saying that this is the best two bedroom flat that we have seen in Hyde Court development. VIEWING IS HIGHLY RECOMMENDED.

The retirement development has a minimum age restriction of 55 years. Properties at Hyde Court are available as part of the affordable home ownership scheme, meaning you only pay 70% of the open market value. The 30% share not purchased is a 'payment discount' which is locked into the property. SERVICE CHARGE: - £725 per quarter - This includes: management charge, service charge, building insurance charge, building fund charge and sinking fund. Rent and service charges are reviewed annually.

- **TWO BEDROOM FIRST FLOOR RETIREMENT FLAT**
- **EXCELLENT CONDITION REFURBISHED THROUGHOUT**
- **MODERN FITTED KITCHEN**
- **GENEROUS LOUNGE WITH SOUTH FACING BALCONY**
- **BATHROOM WITH LARGE SHOWER CUBICLE**
- **BESPOKE HALLWAY STORAGE**
- **ACCESS TO COMMUNAL LIVING ROOM, LAUNDRY ROOM AND GARDENS**
- **COUNCIL TAX BAND C - £1,727.32 P.A**
- **SERVICE CHARGE £752 PER QUARTER**



Total area: approx. 57.8 sq. metres (622.7 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee.  
Plan produced using PlanIt.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Hunters Whetstone

99 Russell Lane  
Whetstone  
N20 0BA

T: 020 8368 7138

E: [info@hunters-whetstone.co.uk](mailto:info@hunters-whetstone.co.uk)

[www.hunters-whetstone.co.uk](http://www.hunters-whetstone.co.uk)

### Disclaimer

The agent has not checked any apparatus, fixtures or fittings or services and cannot verify they are in working order or fit for their purpose. Neither has the agent checked the legal documentation to verify the Freehold / Leasehold status of the property. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.