

MAUNDER TAYLOR

FOR SALE

A Modernised & Well-presented TWO BEDROOM RETIREMENT FLAT



35 HYDE COURT, FRIERN BARNET LANE, WHETSTONE, N20 0YD

This two-bedroom **retirement** flat is located on the first floor (with lift service), and is situated to the front of the building - with a private balcony from the living room, having a bright Southerly aspect – with a green outlook over trees & shrubs. The property has been re-modelled to an attractive contemporary finish, with a new fitted kitchen and shower room, and flooring throughout. There is a large storage wall, with sliding glass doors in the hallway.

The much improved property provides well-planned and appointed accommodation within a secure environment, with communal facilities which include a resident's lounge & utility room.

There is a house manager, and an out of hours monitored call centre.

Whetstone's main shopping and transport facilities can be found within a mile, and there is a bus stop just outside the entrance to the property.

SUMMARY OF ACCOMMODATION

2 BEDROOMS • RECEPTION WITH BALCONY with Southerly aspect • MODERN KITCHEN
SHOWER ROOM/WC • GAS CENTRALLY HEATED • COMMUNAL GARDENS
RESIDENT'S LOUNGE & LAUNDRY ROOM • PARKING
MINIMUM AGE REQUIREMENT – 55 YEARS OF AGE.

PRICE £225,000 LEASEHOLD

The price quoted represents a 70% equity share in the property

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

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Stairs and lift to **First Floor**. Front door opening to;

Entrance Hallway

Substantial built in storage cupboard. Sliding door storage unit (with space and plumbing for washing machine). Further built-in storage unit with hanging space, cupboard below and space for upright fridge freezer. Engineered wood flooring, radiator and sliding doors to all rooms.

Reception

4 feature radiators, engineered wood flooring, double glazed doors & window with blinds – opening onto balcony with a Southerly aspect. Nicely screened private balcony with planters.

Kitchen

Modern fitted range of wall & base units with bottle storage. Integral slim-line dishwasher, *Neff* ceramic induction hob with *AEG* oven below and hood above. Single bowl butler sink with tap, and water softener below. Tiled flooring, tiling to walls, double glazed window to front.

Bedroom 1

Built-in drawers, engineered wood flooring, radiator, double glazed window to front.

Bedroom 2

Built-in shelving/hanging space and built-in storage cupboard housing combination boiler. Radiator, double glazed window to front.

Shower Room

Modernised shower room, with tiled shower enclosure, wall mounted wash basin with mixer tap, concealed flush 'floating' WC, fully tiled walls, feature towel radiator, vanity mirror with cabinets either side, obscure glass double glazed window to side.

Lease TBC

Service Charge: TBC.

NOTE: balcony works are due to be discussed by the residents of *Hyde Court* at the end of January 2024. Please ask for more details.

Council Tax Band: C

Energy Performance Current C 78 - Potential C 79

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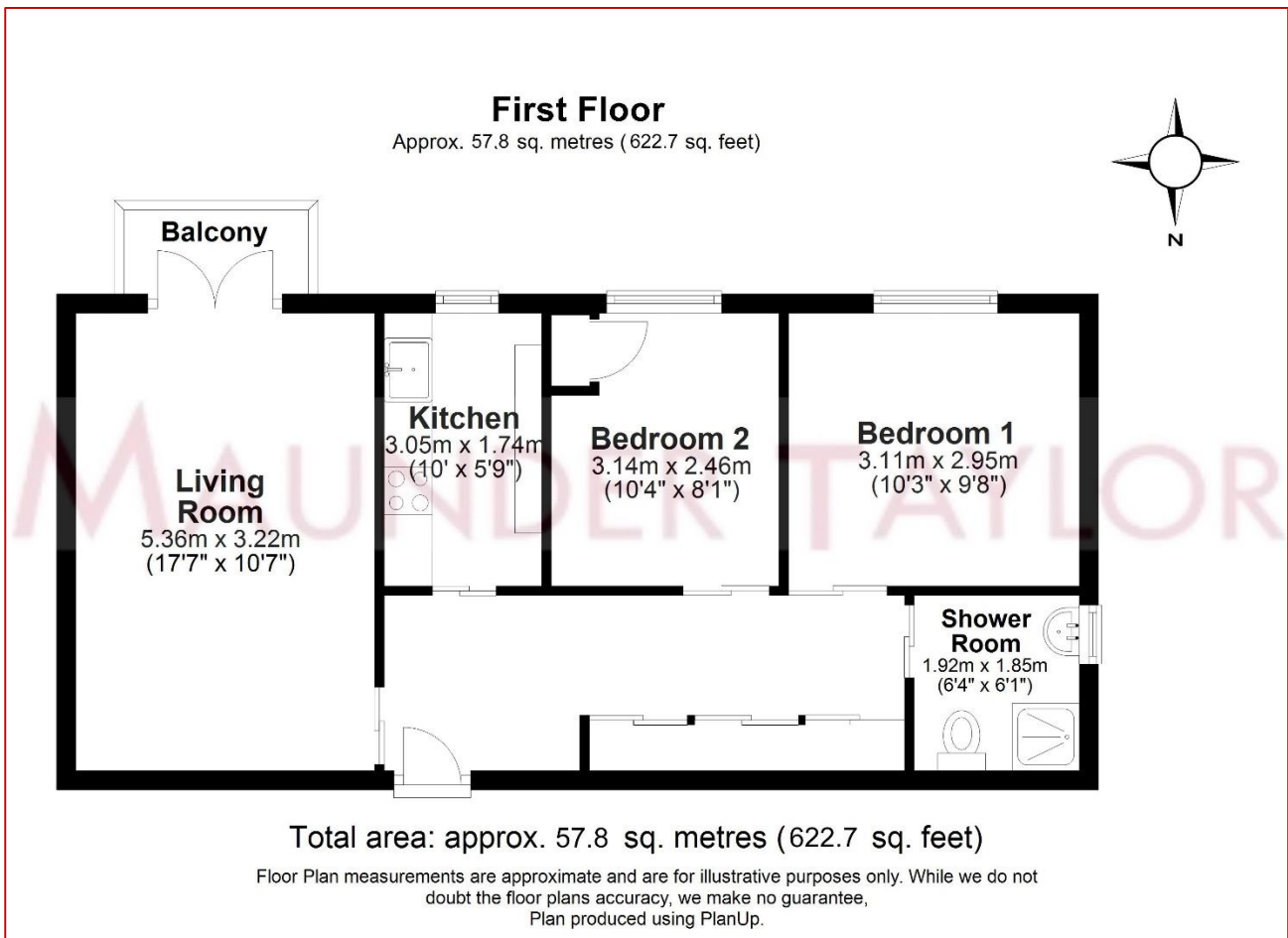
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Viewing recommended – all viewings strictly by appointment only

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