

# MAUNDER TAYLOR

## FOR SALE

### TOP FLOOR ONE BEDROOM *RETIREMENT* FLAT



### 38 HYDE COURT, FRIERN BARNET LANE, WHETSTONE, N20 0YD

This one-bedroom **retirement** flat is located on the second floor (with lift service), and is situated to the rear of the building - with a private balcony from the living room, overlooking the well-kept landscaped communal gardens.

The development benefits from a communal lounge for socialising, a laundry room, a passenger lift to the upper floors & car parking, with the assistance of a house manager and an out of hours monitored call centre.

Whetstone's main shopping and transport facilities can be found within a mile of the property.

***The purchase price represents a 70% equity share in the property.***

#### SUMMARY OF ACCOMMODATION

ONE BEDROOM • RECEPTION WITH BALCONY • KITCHEN  
BATHROOM • GAS CENTRALLY HEATED • COMMUNAL GARDENS  
RESIDENT'S LOUNGE & LAUNDRY ROOM • PARKING  
MINIMUM AGE REQUIREMENT – 55 YEARS OF AGE.

**PRICE £105,000 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.

1320 High Road, Whetstone, London N20 9HP - [www.maunder-taylor.co.uk](http://www.maunder-taylor.co.uk) – 020 8446 0011



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

## **Entrance Hallway**

Communal entrance door with intercom giving access to the communal areas, house manager's office, and passenger lift & stairs to the upper floors.

Second floor landing with front door of the flat opening to;

**Hallway** - Intercom, laminate flooring, storage cupboard housing fuse board, radiator, doors to;

## **Reception – 17'7 x 10'5 (5.36m x 3.18m)**

Laminate flooring, radiator, emergency careline cord, double glazed doors & window – opening onto balcony overlooking well-kept landscaped communal gardens.

## **Kitchen – 10'9 x 5'11 (3.28m x 1.80m)**

Fitted range of wall & base units, ceramic induction hob with oven below and hood above, space & plumbing for washing machine, stainless steel sink with tap, *wall mounted Atlantic boiler*, tiled splashback, double glazed window to rear.

## **Bedroom 1 – 10'9 x 9'8 (3.28m x 2.95m)**

Laminate flooring, emergency careline cord, radiator, double glazed window to rear.

## **Bathroom - 6'5 x 6'2 (1.96m x 1.88m)**

Enclosed bath with shower screen, wash basin with tap, low flush WC, part tiling to walls, tiled flooring, radiator, emergency careline cord.

## **Lease**

**On completion the seller will surrender their lease. Simultaneously the buyer will be granted a new lease.**

**Service Charge:** TBC.      **Council Tax Band:** B **Energy Performance:** Current 75 – Potential 75

**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.



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***Viewing recommended – all viewings strictly by appointment only***

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