

40 Hudsons Court, Darkes Lane, Potters Bar, EN6 1DH
£290,000 Leasehold (*see note over)

This two-bedroom top floor retirement apartment is conveniently located for access to Darkes Lane amenities including Sainsburys Supermarket, local restaurants and shops. The property benefits from a lounge/diner, separate kitchen, two double bedrooms, bathroom, and a separate shower room. There are also many communal benefits within this development including a communal lounge, mature communal gardens, residents' laundry room, overnight guest suite, plus parking for residents & visitors. Offered chain free, internal viewing is highly recommended.

63 DARKES LANE POTTERS BAR HERTS EN6 1BJ

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MAIN ENTRANCE & HALLWAY

Communal entrance with entry phone system, house manager's office, communal lounge with kitchenette & access to gardens at the rear, laundry room, resident/guest cloakroom, lift & stairs leading to all levels. Door to property located on 3rd floor. Hallway: Entrance door from communal hallway, coved ceiling, wall mounted entryphone system, security alarm panel, doors to bedrooms, bathroom, shower room & lounge, storage cupboard housing hot water cylinder, smoke detector.

LOUNGE/DINER 17' 10" x 11' 2" (5.43m x 3.40m) approx

Double glazed window to front, coved ceiling, two ceiling lights, wall mounted economy 7 night storage heater, feature fireplace with electric fire, telephone point, TV point, power points, (sky connection available), emergency pull cord, double doors to kitchen.



KITCHEN 8' 11" x 5' 8" (2.72m x 1.73m) approx

Double glazed window to side, coved ceiling, worktops with a range of matching wall, base & drawer units, single bowl stainless steel inset sink unit with drainer, part tiled walls, electric hob with cooker hood above, built in electric combination oven & grill, space for under counter fridge & freezer, power points, emergency pull cord, wall mounted heater.



BEDROOM 1 15' 9" x 9' 5" (4.80m x 2.87m) approx

Double glazed window to front, coved ceiling, economy 7 night storage heater, power points, telephone point, TV point, emergency pull cord, fitted wardrobes to one wall with mirror fronted bi-folding doors.



BEDROOM 2 16' 9" x 7' 10" (5.10m x 2.39m) approx

Double glazed window to front, coved ceiling, wall mounted convector heater, power points, emergency pull cord, power points.



BATHROOM 6' 10" x 5' 9" (2.08m x 1.75m) approx

Fully tiled walls, panel enclosed bath with independent shower above and glass shower screen, emergency button, vanity unit with mirror above and shaver light, low level w.c, heated towel rail, wall mounted heater, extractor fan.



SHOWER ROOM 5' 8" x 5' 7" maximum (1.73m x 1.70m) approx

Tiled walls, low level w.c, vanity unit with mirror and shaver light above, corner shower cubicle with thermostatic shower above, emergency pull cord, extractor fan.



COMMUNAL BENEFITS

Communal lounge with a range of chairs and tables, kitchenette with worktop, sink unit, fridge, tea & coffee making facilities, doors leading out to the lovely mature communal gardens to the rear which are mainly laid to lawn, various trees & shrubs with seating areas and well stocked flower beds. The laundry room is inclusive for all residents and comprises of washing machines, tumble dryers, ironing facilities and sink. Overnight guest suite available to visitors who pre-book. Sky TV available in the building. Residents Parking and Visitors parking.



CAR PARK

Parking arrangements: Residents & Visitor Parking



Communal Gardens



Main entrance

EPC RATING: C

COUNCIL TAX BAND: D – Hertsmere Council

GROUND RENT: £831.11

SERVICE CHARGES: £4995.36

BUILDINGS INSURANCE: Inclusive

LEASE LENGTH: 125 Years from 2000

Mains Gas: No

Mains Electric: Yes

Mains Water/drainage: Yes

Heating Type: Electric heating

Surface Water Flood Risk: Medium Risk

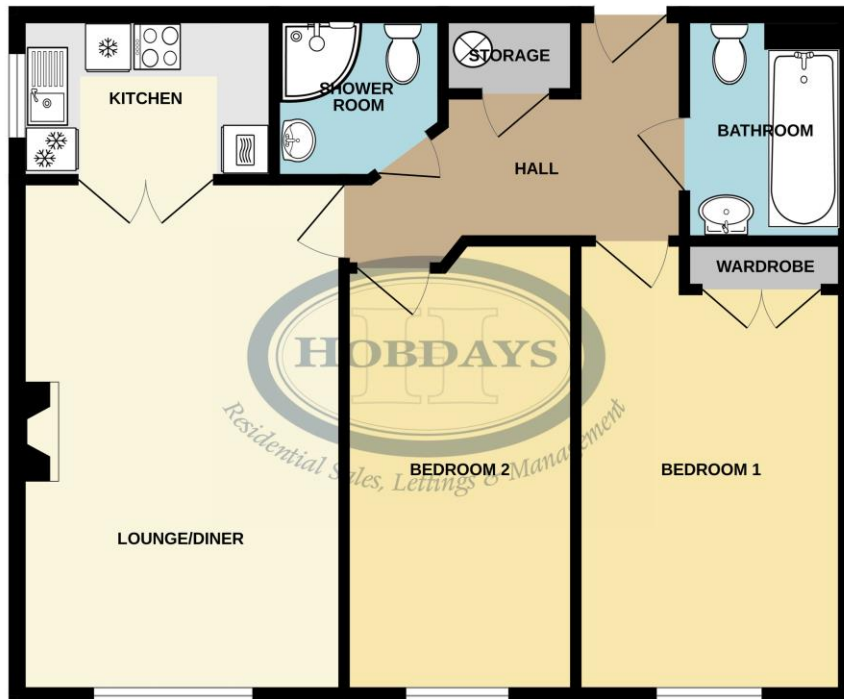
Rivers & The Seas Flood Risk: High Risk
(source: Gov.uk)

Broadband Availability: Standard & Superfast (FTTP is not available)

(Source: Ofcom & BT Broadband Availability Checker)

Mobile Availability: EE, Three & Vodaphone
(Source: Ofcom):

THIRD FLOOR
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA: 663 sq.ft. (61.6 sq.m.) approx.

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Viewing strictly by appointment via Hobdays

Telephone: 01707 663330

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