



35 Hudson Court Darkes Lane, Potters Bar, EN6 1DH
£175,000 Leasehold(*see note over)

This well presented TWO BEDROOM RETIREMENT APARTMENT is located on the 2nd floor of this conveniently located McCarthy & Stone development for the over 60's was built in 2000 and is overlooking Darkes Lane to the front and being a short walk to amenities and transport. The property benefits from a modern shower room, double glazed windows, and economy 7 heating, 24-hour emergency Appello careline service. CHAIN FREE

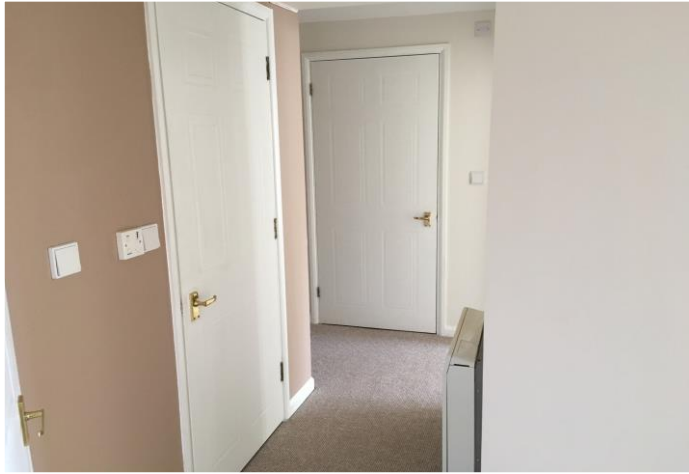
63 DARKES LANE POTTERS BAR HERTS EN6 1BJ

01707 663330

www.hobdays.co.uk email: pottersbar@hobdays.co.uk

Entrance

Entrance hallway with electric wall heater, doors to shower room, bedrooms & lounge, coved ceiling, smoke detector, ceiling light, alarm panel, entry phone system & emergency pull cord. Airing cupboard/storage housing the pressurised hot water tank, electric meter and fuse box, slatted shelves and floor storage space:



Lounge/dining room 17' 9" x 11' 3" (5.41m x 3.43m) approx

Double glazed windows over looking the front, coved ceiling, feature fireplace housing an electric coal glow fire, Storage Heater, power points, TV point, ceiling lights. Newly fitted carpets. Multi paned glass doors leading to the kitchen



Kitchen 8' 10" x 5' 8" (2.69m x 1.73m) approx

Double glazed window to the side, Range of wall, base and draw units with a contrasting work surface. wood effect laminate flooring. Single stainless steel sink unit with mixer tap and drainer. Replacement eye level Neff single oven, replacement ceramic electric hob. Under counter fridge, fridge freezer and dishwasher. Coved ceilings, partially tiled walls, power points, electric wall heater, emergency pull cord.



Bedroom 1 15' 7" x 9' 4" (4.75m x 2.84m) approx

Double Glazed window to the front, mirror fronted wardrobes. Coved ceiling, ceiling light, newly fitted carpets, electric storage heater, power points, T.V. point, emergency pull cord.



Bedroom 2 14' 7" x 7' 11" (4.44m x 2.41m) approx
Double Glazed window to the front, Coved ceiling, ceiling light fitted wardrobe. Newly fitted carpets, electric panel heater, power points, T.V. point.



Shower room 7' 10" x 5' 8" (2.39m x 1.73m) approx
Fully tiled newly fitted shower room. Walk-in double shower tray with a rainfall shower fixed head and adjustable/handheld wall shower, grab rails and a glass screen. Low level W.C. Vanity hand basin with mono bloc taps and storage below. Fitted mirror and light with a shaver point above. Extractor fan, heated towel rail, fan heater, emergency pull cord.



Storage Cupboard

Formerly the second shower room. This large storage room has carpeted floor and panelled walls.

Residents Facilities

Communal lounge with a range of chairs and tables, kitchenette with worktops, 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 resident's 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.

LEASEHOLD PROPERTIES:

Ground Rent: £415.55 x twice a year
Service Charges: £3088 x twice a year
Buildings Insurance: inc
Lease length: 125 from 2000



Residents lounge & Gardens



Parking



Parking arrangements: Residents & Visitor Parking

Mains Gas: No

Mains Electric: Yes

Mains Water/drainage: Yes

Heating Type: Electric heating

Surface Water Flood Risk: Medium Risk

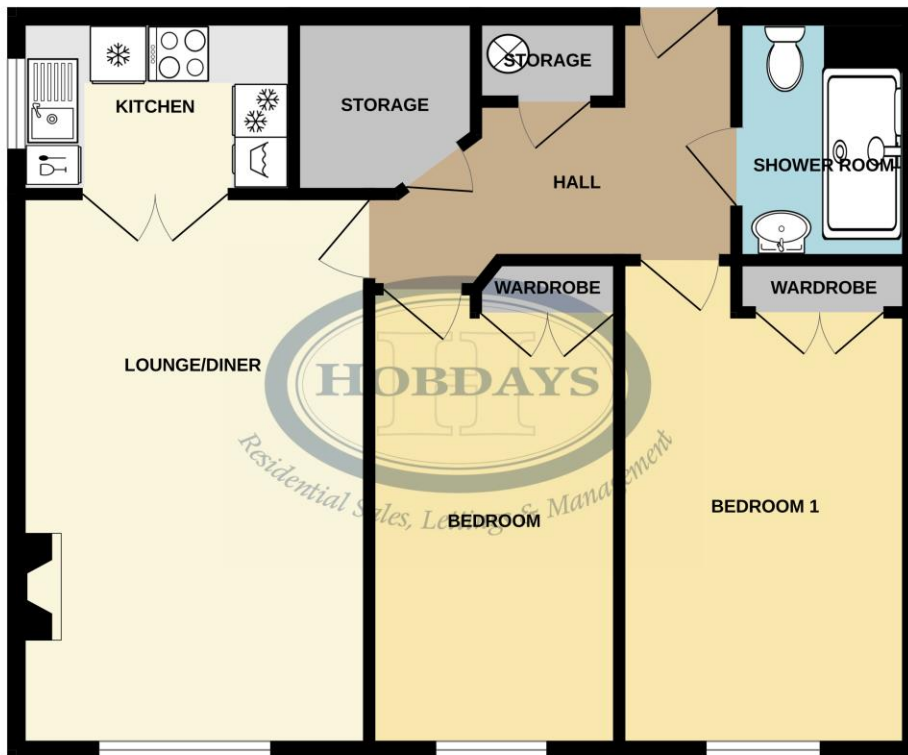
Rivers & The Seas Flood Risk: Low Risk

(source: Gov.uk)

Broadband Availability: Standard - super-fast FTTP is not available. The exchange is not in a current fibre priority programme (Source: Ofcom & BT Broadband Availability Checker)

Mobile Availability: EE- Good outdoor and in-home-O2 Good outdoor- THREE Good outdoor- Vodafone - Good outdoor, variable in-home (Source: Ofcom)

SECOND FLOOR
661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA : 661 sq.ft. (61.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address:
Hudson Court
Reference:
S0590

If you wish to 'opt out' from receiving any marketing material/property details from Hobdays Estate Agents. Please telephone us on **01707 663330** or email **pottersbar@hobdays.co.uk** to advise us of your preferences.

If you wish to view our privacy statement, please visit hobdays.co.uk/legal/privacy

Viewing strictly by appointment via Hobdays

Telephone: 01707 663330

Unauthorised uses of the details, pictures or floor plans regarding this property is strictly forbidden & remain the property of Hobdays Estates Limited

Whilst all reasonable care has been taken in the preparation of these details, their accuracy is NOT guaranteed. All measurements are approximate and the descriptions are for general purposes only (A laser measure has been used). None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Hobdays has not tested any apparatus, equipment, fixtures, fittings or services relating to this property and therefore cannot verify that they are in working order or fit for the purpose. Prospective purchasers are strongly advised to satisfy themselves, by inspection or otherwise, as to the correctness of any statement herein and to take appropriate precautions to check anything which may be critical to their interest in the property. All pictures are taken with the aid of a wide angled lens. Items shown are not necessarily included. *Tenure of the property has not been checked, therefore this need to be verified by the buyers solicitor.

Any person or persons buying or selling through Hobdays Estate Agents will be asked to carry out a AML checks online verification by using a third-party Bio – Metric Company for a small cost of £15.00 plus VAT.