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ROBERTSON  
PHILLIPS

Estate Agents



St Thomas Drive, Hatch End

£325,000



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## NUGENTS COURT

A bright Two Bedroom second floor flat located within walking distance of Hatch End which offers a selection of local shops, fine dining restaurants and transport links, including station.

Comprising of attractive lounge, two double bedrooms, fitted kitchen with appliances and shower room/wc. Features include double glazing, shared balcony, entry phone and parking.

**NO UPPER CHAIN**



### ENTRANCE HALL

Security entryphone and stairs to second floor. Timber and glazed front door, radiator and spot lights to ceiling.

**LOUNGE** 13' x 14' 9" (3.96m x 3.84m) into bay

Bright room with double glazed bay windows to front and side, coved ceiling, spot lights and radiator.

**KITCHEN** 11' 4" x 8' 2" (3.45m x 2.49m)

Fitted with a matching range of base and eye level units with breakfast bar, inset stainless steel sink unit with single drainer and mixer tap. Free standing fridge/freezer, concealed dishwasher and washer/dryer, built-in Stoves oven with four ring gas hob and canopy extractor hood. Wall mounted combination central heating boiler, (new 2023) downlighters, double glazed window to rear, radiator and door to balcony.



**BEDROOM ONE** 15' x 9' 8" (4.57m x 2.95m)

Double glazed window to rear, coved ceiling, spotlights and radiator.

**BEDROOM TWO** 12' 7" x 8' 5" (3.84m x 2.57m)

Double glazed window to front, coved ceiling, spotlights and radiator.

**SHOWER ROOM**

Curved double shower enclosure, vanity wash hand basin with mixer tap and low-level WC. Fully tiled walls and floor, chrome radiator and obscure double glazed window to rear.

**LEASE**

To be sold with a 999 Year lease.

( currently 69 years)

**GROUND RENT**

None.

Building Insurance, £541.29p.a.

**SERVICE CHARGE**

£1,400.00p.a.

Council Tax Band C

EPC Rating D

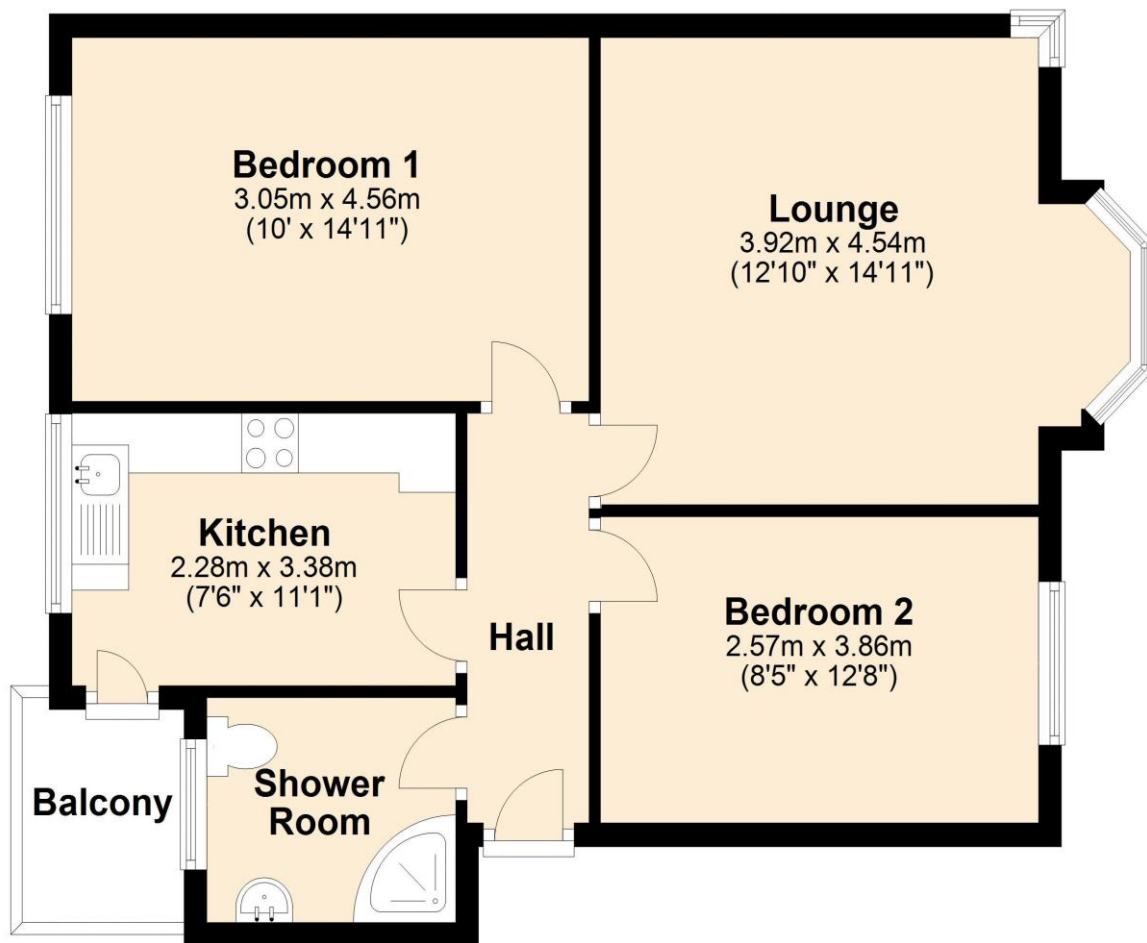


## KEY FEATURES:

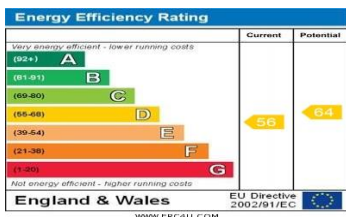
- Two Double Bedrooms ● Second Floor ● Entry Phone ● Fitted Kitchen ● Shower/wc ● Attractive Lounge
- To be sold with 999 year lease ●

### Second Floor

Approx. 57.5 sq. metres (618.6 sq. feet)



Total area: approx. 57.5 sq. metres (618.6 sq. feet)



DISCLAIMER: Robertson Phillips may not have sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.