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**ROBERTSON
PHILLIPS**
Estate Agents



Hatch End

Guide Price £319,950



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ATTENTION INVESTORS AND FIRST TIME BUYERS!

This Bright Two Bedroom, Two Bathroom first floor apartment situated in a prime location on Hatch End Broadway, is within easy reach of local shops, restaurants and transport. Comprising entrance hall, lounge with balcony, fitted kitchen with appliances, two bedrooms, master with en suite shower room, plus guest bathroom. Features include lift to all floors, double glazing, long lease and parking space.

No Upper Chain



Entrance Hall

Outer door to side of building leading to carpeted stairs and lift to all floors.

Front door leading to hall with entry phone, airing cupboard housing central heating boiler, radiator, cloaks cupboard with fuse box.

Lounge/Diner 14' 10" x 13' 0" (4.52m x 3.96m)
Bright room with double glazed window to front and double glazed door to balcony, two radiators and door to:

Kitchen 9' 2" x 6' 6" (2.79m x 1.98m)
Fitted with a matching range of base and eye level units with display lighting, inset 1½ bowl stainless steel sink unit with mixer tap. Integrated fridge/freezer, built in oven with electric ceramic hob and extractor hood. Part tiled walls, laminate flooring, downlighters and radiator.

Bedroom One 16' 7" x 9' 0" (5.05m x 2.74m)
Double glazed windows to front and side, radiator and double built in wardrobe. Door to;



En Suite Shower 8' 3" x 4' 7" (2.51m x 1.40m)
Tiled shower cubicle with folding door, pedestal wash hand basin with mixer tap, low-level WC, part tiled walls, shaver point, heated towel rail/radiator, extractor fan, downlighters and obscure double glazed window to side.

Bedroom Two 10' 11" x 9' 0" (3.32m x 2.74m)
Double glazed window to front, radiator.

Guest Bathroom 7' 2" x 5' 6" (2.18m x 1.68m)
White suite with panelled bath with hand shower attachment and mixer tap, pedestal wash hand basin and low-level WC. Heated towel rail/radiator.

Parking
Space to rear.

Lease
125 Years from 2006

Service Charge
Jan-June 2025 = £1,553.56
Ground Rent
£295 p.a. to be confirmed

Council Tax Band E

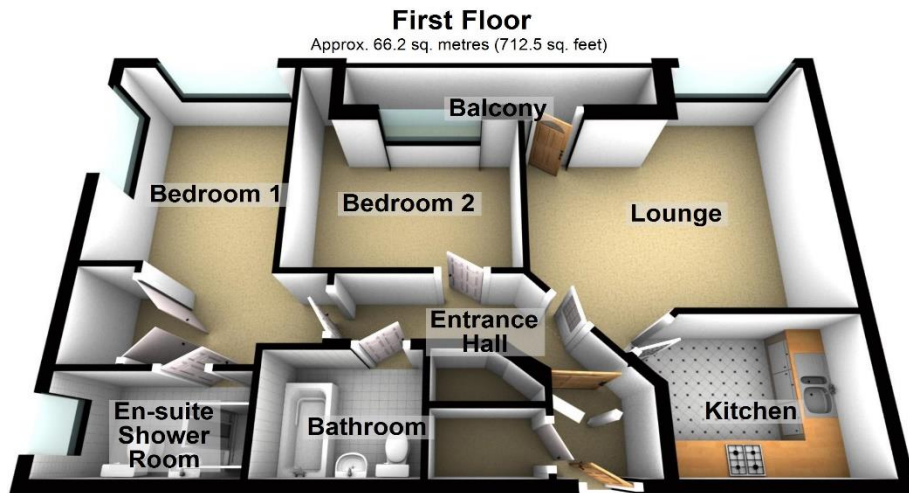
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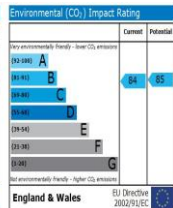
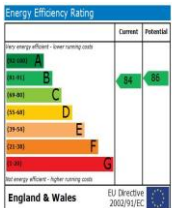
KEY FEATURES:

Two Bedrooms ● Lounge/dining Room ● Guest Bathroom ● En suite shower ● Fitted kitchen ● Lift to all floors
● Double glazing ● Parking space

NO UPPER CHAIN



Total area: approx. 66.2 sq. metres (712.5 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.