

ROBERTSON PHILLIPS
Estate Agents, Valuers,
Lettings and Property Management

262a Uxbridge Road, Hatch End,
Pinner, Middlesex HA5 4HS
Tel: 020 8428 7161

Email: pinner@robertsonphillips.co.uk

Harrow: 020 8863 1122
Lettings: 020 8421 4847


**ROBERTSON
PHILLIPS**
Estate Agents



Oakdene Close, Hatch End

£99,950



www.robertsonphillips.co.uk



The best flat in Homehayes House being a bright One Bedroom Double Aspect Retirement flat situated in the heart of Hatch End. A selection of local shops, fine dining restaurants, bus routes and station are all within walking distance.

Comprising spacious lounge, recently fitted kitchen, double aspect bedroom and new shower room/w.c. The development benefits from a communal laundry, attractive lounge area, guest room, lifts to all floors, gardens and guest parking facilities.

There is No Upper Chain.



Hall

Lift to second floor. Door to entrance hall with airing cupboard.

Lounge/Diner 17' 10" x 12' 11" (5.43m x 3.93m)

Bright room with two double glazed windows and archway to;

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

Fitted with a matching range of base and eye level units, stainless steel sink unit with single drainer and mixer tap, extractor fan, integrated appliances.

Bedroom 16' 3" x 8' 8" (4.95m x 2.64m)

Double glazed double aspect windows to front. Fitted wardrobes.

Bathroom

Large shower enclosure, vanity unit with wash hand basin with base cupboards, low-level WC and wall mounted mirror.



Lease...Approx 98 years

Service Charge to be confirmed.

Ground Rent

£529 p.a.

EPC Rating C

Council Tax Band C

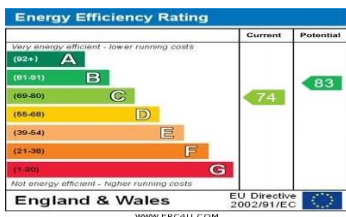
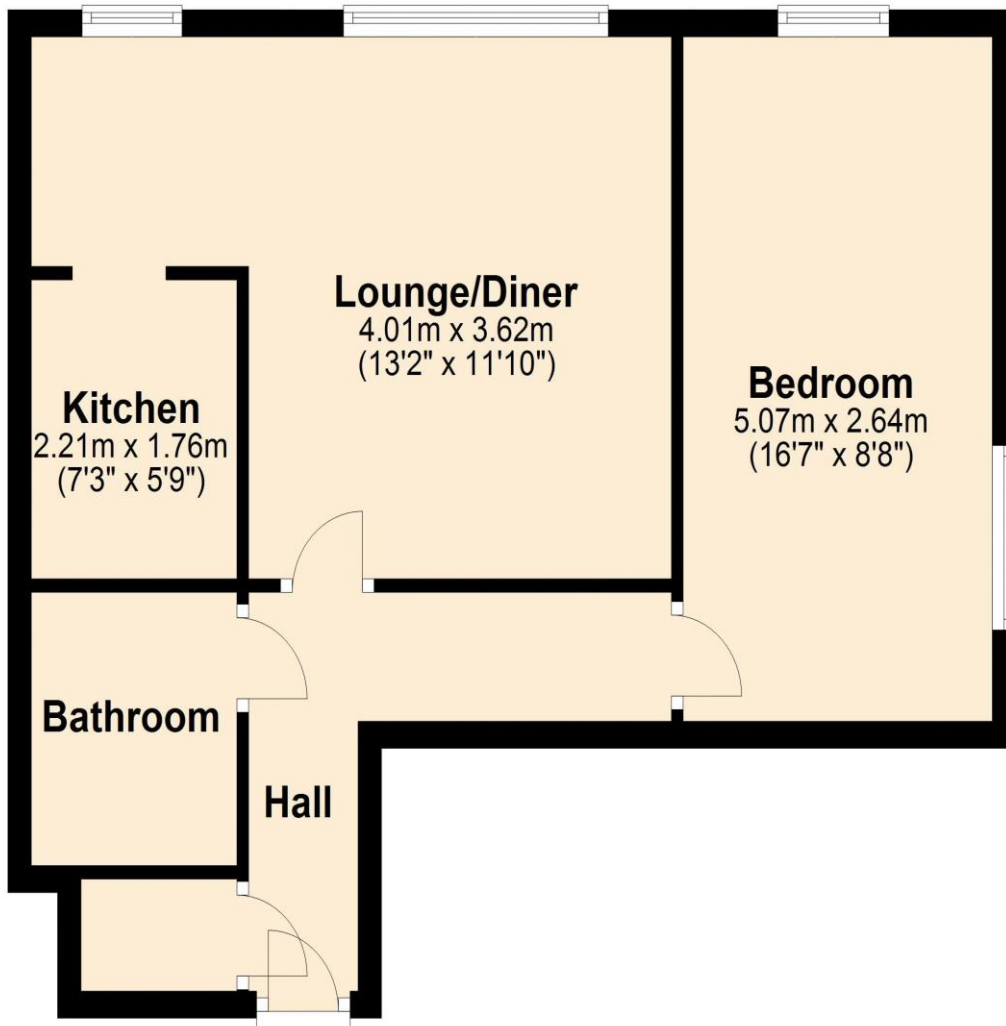


KEY FEATURES:

- Double Bedroom
- Double Glazing
- Fitted Kitchen
- Shower/wc
- Spacious Lounge
- Close to shops & Station
- Laundry Room
- Guest & Residents parking

Second Floor

Approx. 46.8 sq. metres (503.7 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.