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**ROBERTSON
PHILLIPS**
Estate Agents



Ridgeway Court, Hatch End

£310,000



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A spacious ONE DOUBLE Bedroom Ground Floor Apartment situated in one of Hatch End's most sought after roads within walking distance to Hatch End station and a selection of local shops, sought after schools, parks and restaurants.

The property comprises Entrance hall, modern kitchen with integrated appliances (including dishwasher), lounge/dining room, bedroom with fitted wardrobes and fitted shower room/WC. Features include Gas central heating, double glazing, entry phone system, communal gardens and parking.

To be sold with No Upper Chain.



Entrance Hall

Storage cupboard, plus cupboard plumbed for washing machine and tumble dryer.

Lounge/Dining Room 22' 11" x 17' 5" (6.98m x 5.30m)

Two windows to side and access to kitchen.

Kitchen 9' 7" x 7' 7" (2.92m x 2.31m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, integrated fridge/freezer and dishwasher, electric fan assisted oven, four ring gas hob with extractor hood over, window to front.



Bedroom 13' 9" x 12' 9" (4.19m x 3.88m)
Windows to rear and side, built in wardrobes.

Shower Room

With double shower enclosure, vanity wash hand basin with storage, mixer tap and tiled surround, low-level WC and mirrored cabinet, ceramic tiled flooring.

Communal Gardens

Service Charge

To be confirmed.

Lease

999 years from September 1980 plus Share of Freehold

Council Tax Band D

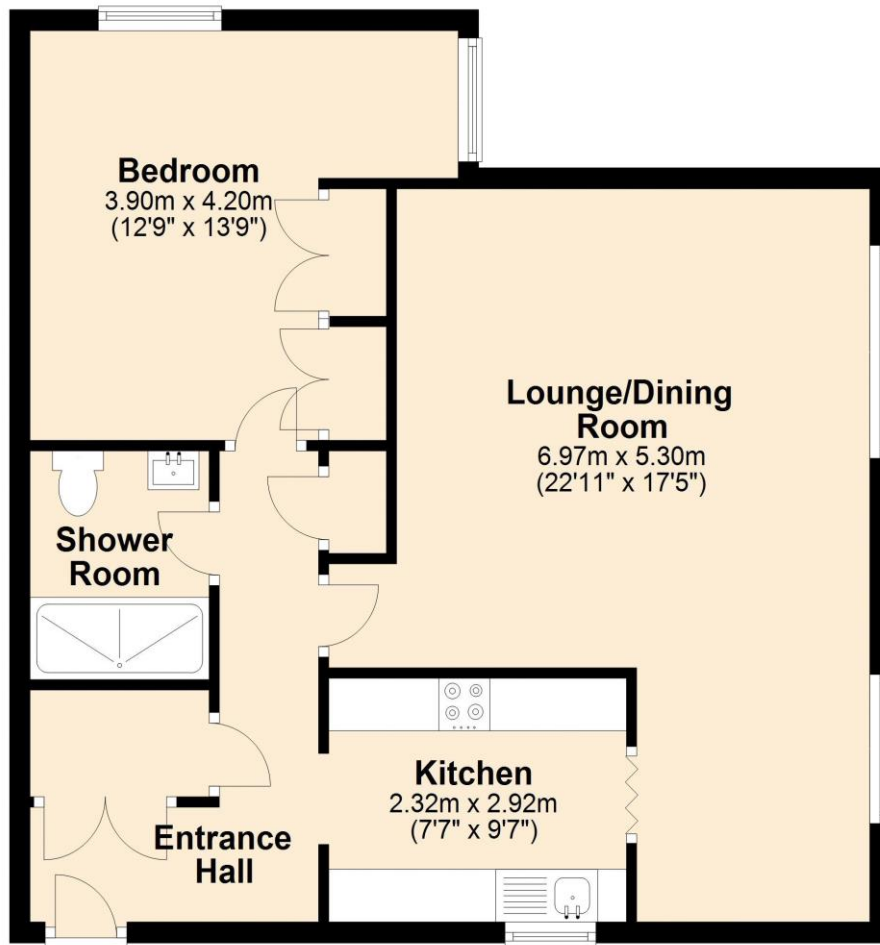


KEY FEATURES:

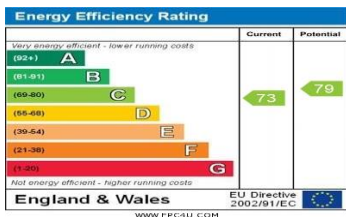
Double Bedroom ● Fitted Kitchen ● Shower/wc ● Spacious Lounge/diner ● Communal Gardens ● Share of Freehold
● No Upper Chain ●

Ground Floor

Approx. 63.7 sq. metres (685.5 sq. feet)



Total area: approx. 63.7 sq. metres (685.5 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.