

Chas R

LOWE

Est. 1876

16 Hertswood Court Hillside Gardens, Barnet
£135,000 Leasehold





Access via security Entryphone system.

ENTRANCE HALL : large storage cupboard with copper insulated cylinder and shelving, wall mounted electric heater.

RECEPTION ROOM 16'5 x 10'8

Double glazed double doors leading onto communal gardens, power points, entry phone system, wall mounted electric heater.

FITTED KITCHEN 7'8 x 7'7

Base and eye level units, roll top work surfaces to two sides, pelmet lighting stainless steel sink and drainer, Neff electric hob with extractor fan and light above, Neff electric oven to side, plumbing for washing machine or dishwasher, partly tiled walls, space for fridge freezer.

BEDROOM 13'1 to wardrobe fronts x 9'4

Double glazed window, power points, wall mounted electric heater, fitted wardrobes.

SHOWER ROOM : low level flush WC, pedestal wash hand basin, shower cubicle with Triton T80 electric shower unit, extractor fan, wall mounted heater, tiled walls.

COMMUNAL AREAS

The Residents have access to a communal lounge with a kitchen, hairdressing salon, laundry facilities.

COMMUNAL GARDENS

OFF STREET PARKING

LEASEHOLD : 99 Years From 1 October 1987

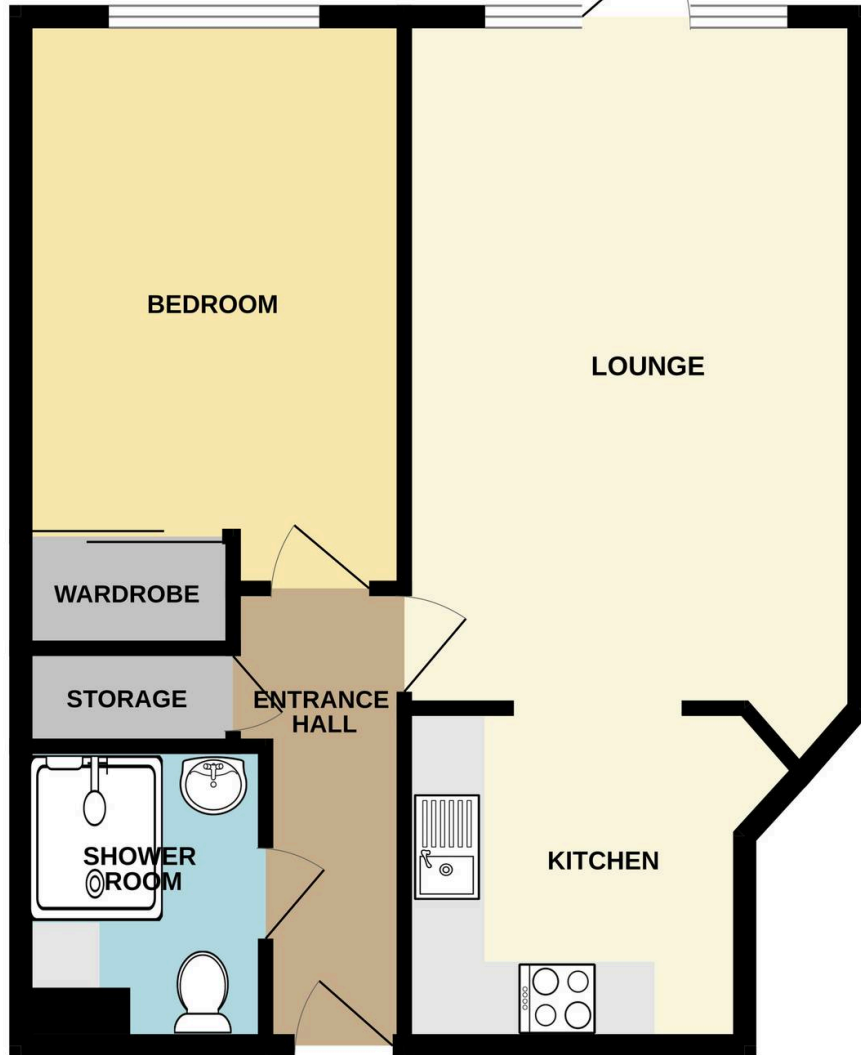
BARNET COUNCIL TAX BAND D

SERVICE CHARGE £320.00 pcm

MANAGEMENT FEE: £210.00 twice yearly

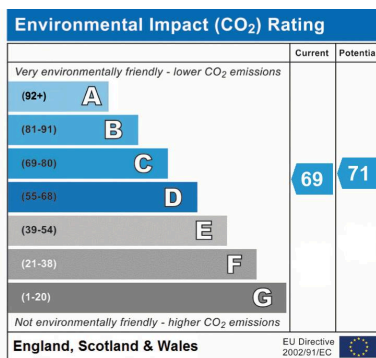
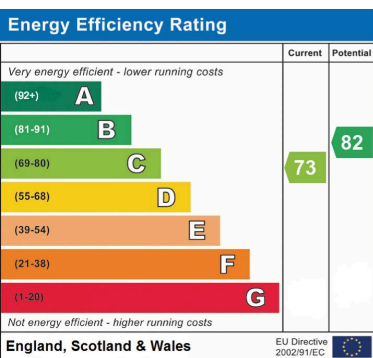


GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx



TOTAL FLOOR AREA : 452 sq.ft. (42.0 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.
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- 2. General Information:** Whilst every effort is made to ensure these particulars are fair, accurate, and reliable, they are provided as a general guide only. If any aspect is of particular importance, please contact our office and we will be happy to verify the details for you, especially if you are planning to travel a significant distance to view the property.
- 3. Measurements:** All measurements are provided for guidance purposes only and should not be relied upon as exact.
- 4. Services:** We have not tested any services, systems, or appliances within the property. Prospective buyers are advised to obtain their own surveys or service reports prior to finalising any purchase.
- 5. Disclaimer:** These particulars are issued in good faith but do not constitute statements of fact or form part of any offer or contract. All information should be independently verified by prospective buyers or tenants. Neither the company nor its employees or agents are authorised to make or provide any warranties or representations regarding the property.

Anti-Money Laundering (AML)

Chas R Lowe Estates is required to carry out Anti-Money Laundering (AML) checks in accordance with regulations set by HM Revenue and Customs (HMRC) for all property transactions. It is a legal requirement for both buyers and sellers to complete these checks successfully before any transaction can proceed.

For buyers, where any part of the purchase funds are being provided as a gift, the individual(s) providing the gifted funds will also be required to undergo AML checks.

We utilise Coadjute's Assured Compliance service to undertake these AML checks. A fee of £27.00 plus VAT will be charged per individual for each AML check conducted.