

8 Hudsons Court, Darkes Lane, Potters Bar, EN6 1DH
£200,000 Leasehold (*see note over)

This one bedroom retirement property is conveniently located for access to local amenities including Sainsburys supermarket, Potters Bar Station, local restaurants and cafes. Located on the ground floor this apartment gives easy access to the communal areas within Hudsons Court as well as the added benefit of direct access to outside space. Offered on a chain free basis, internal viewing is highly recommended.

63 DARKES LANE POTTERS BAR HERTS EN6 1BJ

01707 663330

www.hobdays.co.uk email:

MAIN ENTRANCE

Communal entrance with entry phone system, house manager's office, communal lounge with kitchenette & access to gardens at the rear, laundry room, resident/guest cloakroom, lift & stairs leading to all levels. Door to property located on the ground floor.

HALLWAY

Entrance door from communal hallway, coved ceiling, wall mounted entryphone system, security alarm panel, doors to bedroom, bathroom & lounge, storage cupboard housing hot water cylinder, smoke detector.

LOUNGE/DINER 19' 9" x 10' 6" (6.02m x 3.20m) approx

Double glazed window & door to front leading out to front garden, coved ceiling, two ceiling lights, wall mounted economy 7 night storage heater, feature fireplace with electric fire, telephone point, TV point, power points, (sky connection available), emergency pull cord, double doors to kitchen.



KITCHEN 7' 7" x 8' 3" narrowing to 4' 9" (2.31m x 2.51m narrowing to 1.22m) approx

Double glazed window to front, coved ceiling, worktops with a range of matching wall, base & drawer units, stainless steel inset sink unit with drainer, part tiled walls, ceramic hob with cooker hood above, built in electric combination oven & grill, space for under counter fridge, power points, emergency pull cord.



BEDROOM 15' 8" x 9' 3" narrowing to 5' 3" (4.77m x 2.82m narrowing to 1.60m) approx

Double glazed window to front, coved ceiling, built in wardrobes with mirror fronted bi-folding doors, additional built in bedroom furniture with double wardrobe, drawer units and concealed laundry basket, wall mounted economy 7 night storage heater, power points, TV point, emergency pull cord.



BATHROOM 6' 9" x 5' 7" (2.06m x 1.70m) approx tiled walls, Low level w.c, vanity unit with wash hand basin & mirror above, shaver light/point, panel enclosed bath with wall emergency button, mounted shower above, glass shower screen, heated towel rail, extractor fan.



STORAGE CUPBOARD

Walk in storage cupboard housing pressurised hot water cylinder, wall mounted consumer unit and electricity meter.

COMMUNAL AREAS:

Communal lounge with a range of chairs and tables, kitchenette with worktop, sink unit, fridge, tea & coffee making facilities, doors leading out to the lovely mature communal gardens to the rear which are mainly laid to lawn, various trees & shrubs with seating areas and well stocked flower beds

The laundry room is inclusive for all residents and comprises of washing machines, tumble dryers, ironing facilities and sink.

Overnight guest suite available to visitors who pre-book.

Sky TV available in the building.

Residents Parking and Visitors parking.



Laundry Room



Car Park



Gardens



Gardens



Gardens

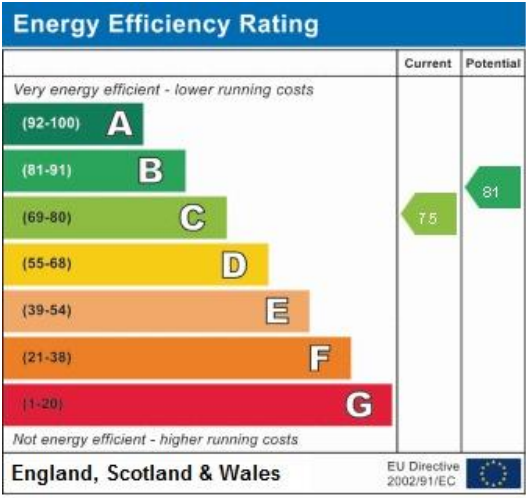


Communal Lounge



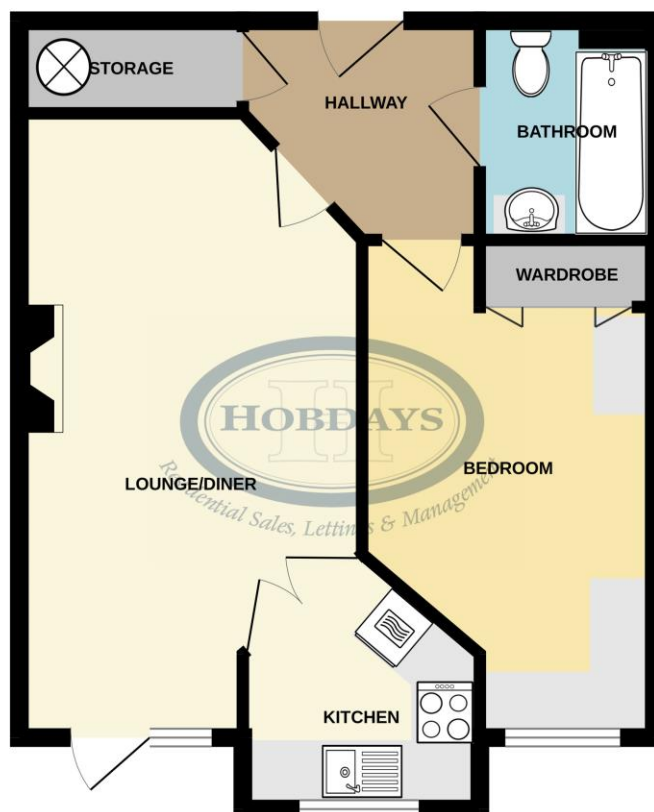
Main Entrance

COUNCIL TAX BAND: C
GROUND RENT: £330 PA
SERVICE CHARGES: £3370.24
BUIDINGS INSURANCE: INCLUSIVE
LEASE LENGTH: 125 years from 2000



Reference:
Hudsons Court

GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA: 464 sq ft. (43.1 sq.m.) approx.

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Viewing strictly by appointment via Hobdays
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