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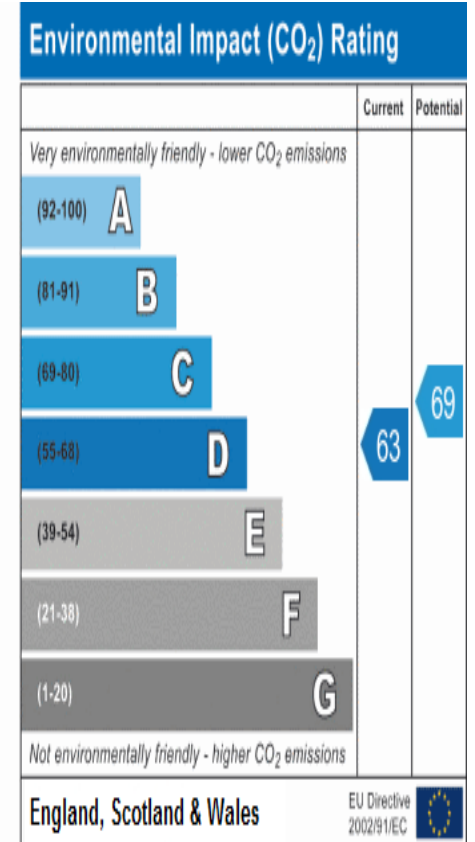
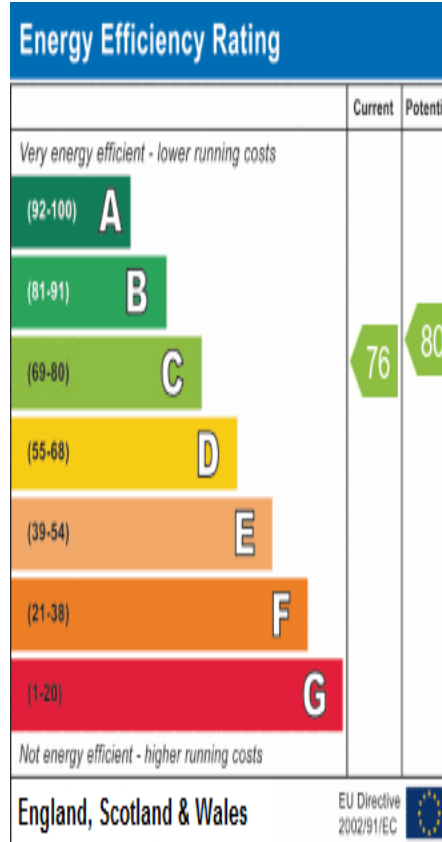
### First Floor

Approx. 480.7 sq. feet



Total area: approx. 480.7 sq. feet

All floorplans are provided for illustrative purposes only. While every effort has been made to ensure the accuracy of floorplan layouts, measurements, and features, they are approximate and subject to change without notice. Actual square footage, dimensions, and layouts may vary from those shown. No responsibility is assumed for any errors, omissions, or misstatements. Buyers or tenants should verify all information independently and should not rely solely on the floorplan when making decisions.  
Plan produced using PlanUp.



- Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
- References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
- Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
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# 113 Hertswood Court Hillside Gardens

Barnet EN5 4AU

£129,995

Leasehold

## PROPERTY SUMMARY

Situated in this sought after location within easy access of High Barnet shopping facilities and transport links Hamilton Chase are delighted to offer for sale this first floor one bedroom retirement flat of which an internal viewing is highly recommended. Features include one double bedroom with a fitted wardrobe, 16 ft lounge/diner, fitted kitchen, modern shower room, double glazed windows, chain free. Communally the residents have access to a communal lounge and kitchen, hairdressing salon, laundry facilities, communal gardens and parking. chain-free.

## ACCOMMODATION

### COMMUNAL ENTRANCE

With entry phone system, communal hallway and waiting area, two staircases and a communal lift.

### FRONT DOOR

### HALLWAY 10' 5" x 3' 11" (3.17m x 1.19m)

Fitted carpet, large storage cupboard housing hot water cylinder and storage space, wall mounted storage heater.

### LOUNGE/DINER 16' 5" x 10' 6" (5.00m x 3.20m)

Double glazed timber framed window to rear aspect over looking the communal gardens [ west facing] fitted carpet, power points, tv and telephone point, coving to ceiling, wall mounted storage heater.

### KITCHEN 10' 6" x 7' 3" (3.20m x 2.21m)

Range of fitted wall and base units with rolled top work surfaces, built in electric oven and four ring electric hob with extractor hood above, plumbing for washing machine, power points, stainless steel sink/drainers with cupboards underneath, splash back tiling, coving to ceiling, lino flooring.



### BATHROOM 7' 0" x 5' 0" (2.13m x 1.52m)

Comprising of a double walk in shower with sliding doors, wash/hand basin, low level wc, extractor fan, tiled walls, heated towel rail, coving to ceiling, lino flooring.

### BEDROOM 1 13' 1" x 8' 5" (3.98m x 2.56m)

Measured up to a mirror fronted floor to ceiling fitted wardrobe, fitted carpet, power points, wall mounted storage heater, coving to ceiling, timber framed double glazed window to rear aspect over looking communal gardens [west facing].

### COMMUNAL GARDENS

Mature and well maintained gardens with flower and shrub borders, communal patio and drying area with seating.

### COMMUNAL AREAS IN THE BLOCK

The residents have access to a communal lounge, kitchen, hair dressing salon, laundry room with washing machine machine and dryer.



