

SECOND (TOP) FLOOR, ONE BEDROOM RETIREMENT FLAT - FOR SALE



FLAT 43 HYDE COURT, FRIERN BARNET LANE, LONDON, N20 0YD

A one-bedroom RETIREMENT flat located on the 2nd (top) floor (with passenger lift). The flat is situated to the front of the block, and benefits from having a balcony off the reception room with a Southerly aspect. The flat is double glazed & gas centrally heated. Set within a secure environment, with communal facilities including a resident's lounge, laundry room & grounds.

There is also the reassurance of the help & assistance of a house manager and an out of hours monitored call centre. **Minimum age Requirement: 55.**

Whetstone's main shopping & transport facilities can be found within a mile.

Viewings – Strictly by appointment only

FEATURES AND ACCOMMODATION

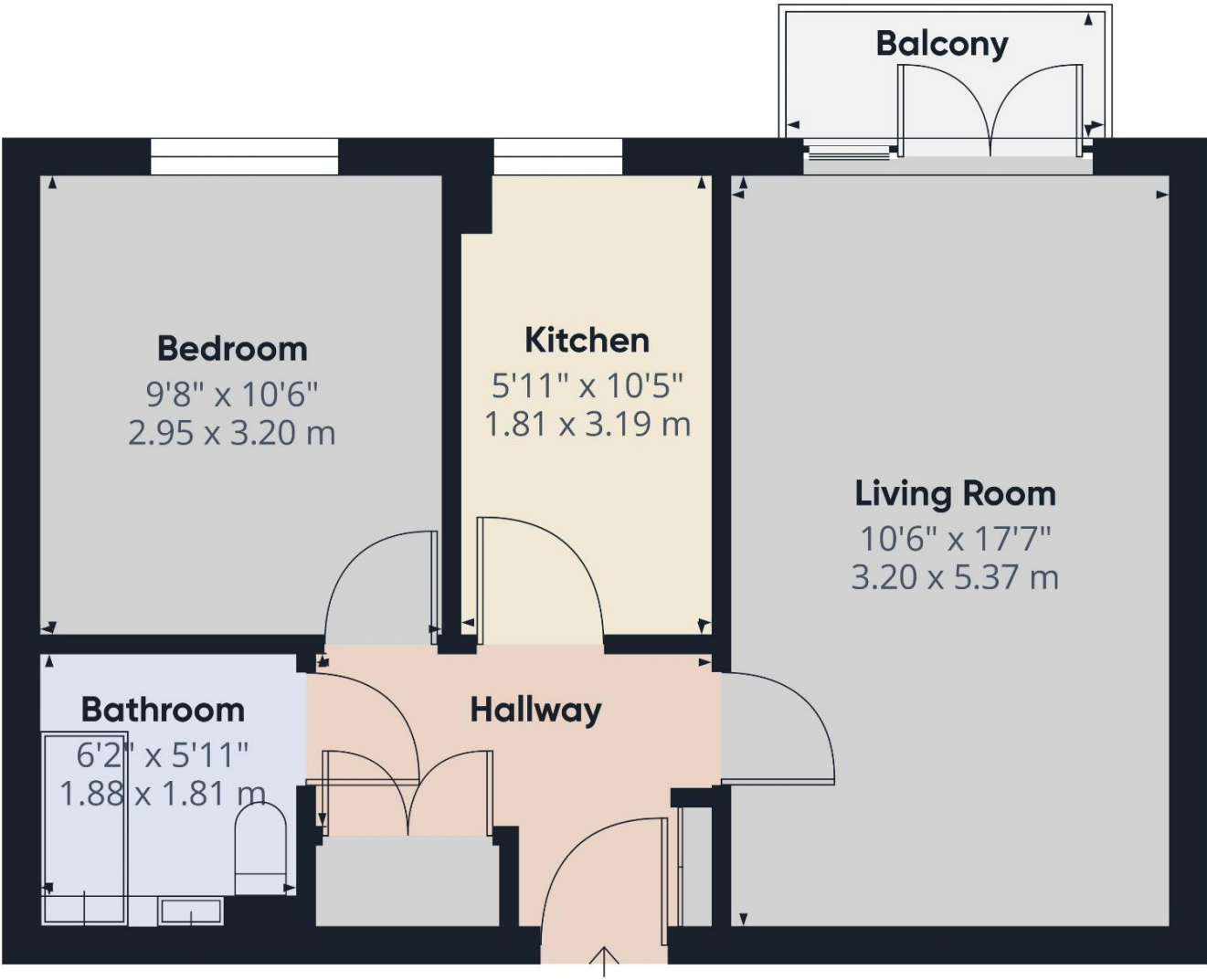
ONE BEDROOM • RECEPTION + BALCONY – with a Southerly Aspect • KITCHEN • BATHROOM
RESIDENT'S LOUNGE • LAUNDRY ROOM • COMMUNAL GARDENS • HOUSE MANAGER (office hours)
PERSONAL ALARM SYSTEM • PARKING • MINIMUM AGE REQUIREMENT of 55

£129,950 – LEASEHOLD (70% EQUITY SHARE) – CHAIN FREE



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, M H MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM
ASSOCIATES: SE MAUNDER TAYLOR MIRPM AssocRICS, BA EWEN MNAEA, JD MELLOR DipSurv Pract

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.



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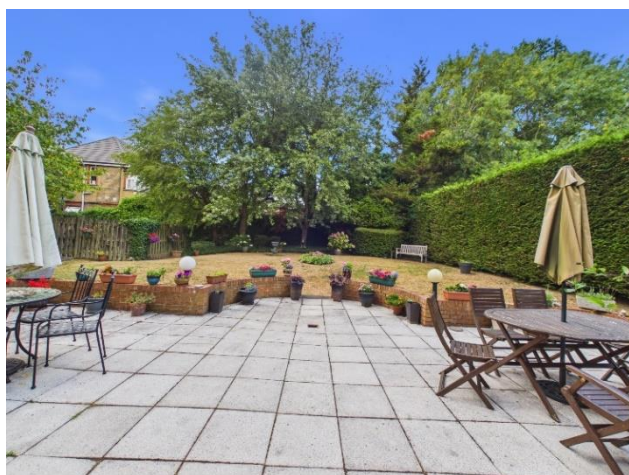
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Communal Lounge



Communal Laundry facility



Communal Garden space

**Tenure & Outgoings:**

New 99-year lease on completion (70% equity share)

NOTE: Minimum age: Requirement of 55**Service Charge:** TBC**Council Tax Band:** B**EPC:** Current: 76 Potential: 77

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