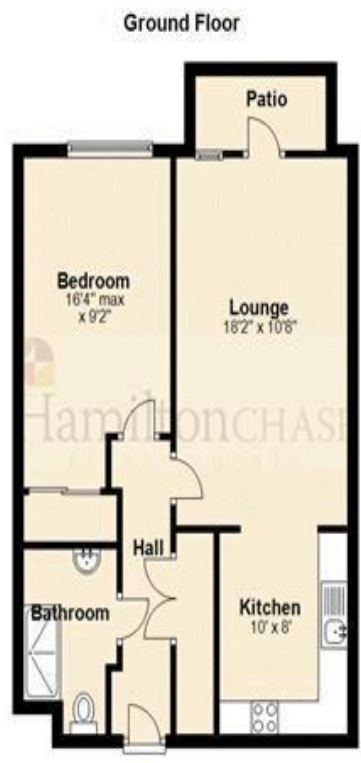


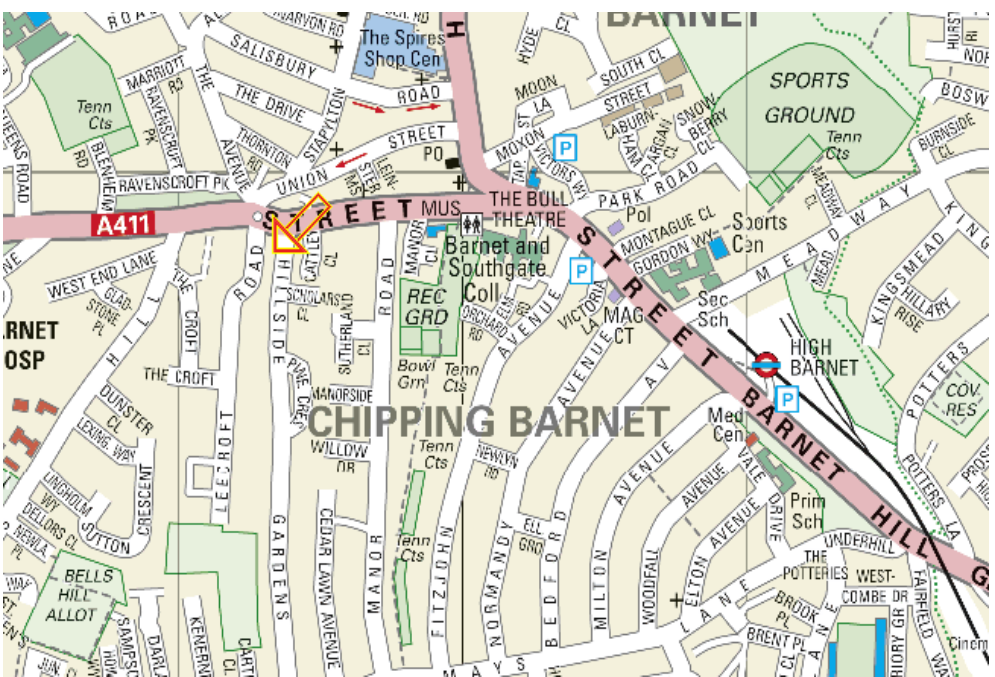


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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.
Plan produced using PlanUp.



1. 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.
2. 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.
3. 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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18 hertswood court Hillside Gardens

Barnet EN5 4AU

£185,000 Leasehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

PROPERTY SUMMARY

Hamilton Chase are delighted to offer for sale this rarely available ground floor one bedroom retirement flat with direct access to the communal gardens. The property itself is ideally located within easy access to High Barnet shopping facilities and transport links including high Barnet underground station. Features include one double bedroom with built in wardrobe, fitted kitchen, modern updated shower room, lounge/diner, electric heating, chain free. Communally the residents have access to a communal lounge and kitchen, hairdressing saloon, laundry facilities, communal gardens and parking, there is also a warden who lives on site.

ACCOMMODATION

COMMUNAL ENTRANCE

With entry phone system, communal hallway's, staircase and lift to all floors.

FRONT DOOR

HALLWAY

Fitted carpet, wall mounted electric heater, coving to ceiling, power point, built in double storage cupboards one housing hot water cylinder and storage space, electric fuse box.

LOUNGE/DINER 18' 2" x 10' 8" (5.53m x 3.25m)

Fitted carpet, power points, tv and telephone point, wall mounted electric heater, double glazed window and double glazed door with access to own section of small patio area with steps to communal gardens.

KITCHEN 10' 0" x 8' 0" (3.05m x 2.44m)

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

BEDROOM 1 16' 4" x 9' 4" (4.97m x 2.84m)

Double glazed window to rear aspect over looking the communal gardens, fitted carpet, power points, wall mounted electric heater, coving to ceiling, built in mirror fronted double wardrobe with sliding doors.

BATHROOM

Modern and updated suite, enclosed double shower cubicle with wall mounted electric shower, low level wc, vanity unit with inset wash/hand basin, tiled walls and tiled flooring, coving to ceiling, heated towel rail, extractor fan.

COMMUNAL GARDENS AND PARKING

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

COMMUNAL AREAS WITHIN THE BLOCK

The residents have access to a communal lounge with a kitchen, hairdressing salon, laundry room with washing machines and dryers, , there is also a resident manager who located on site.

