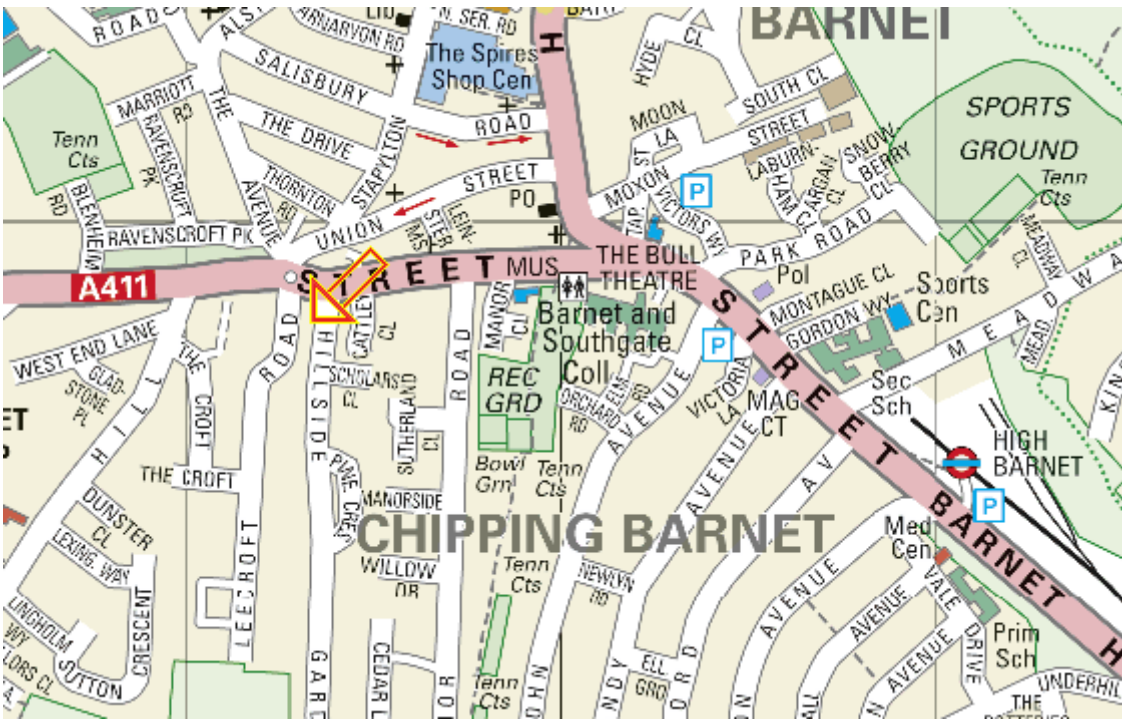


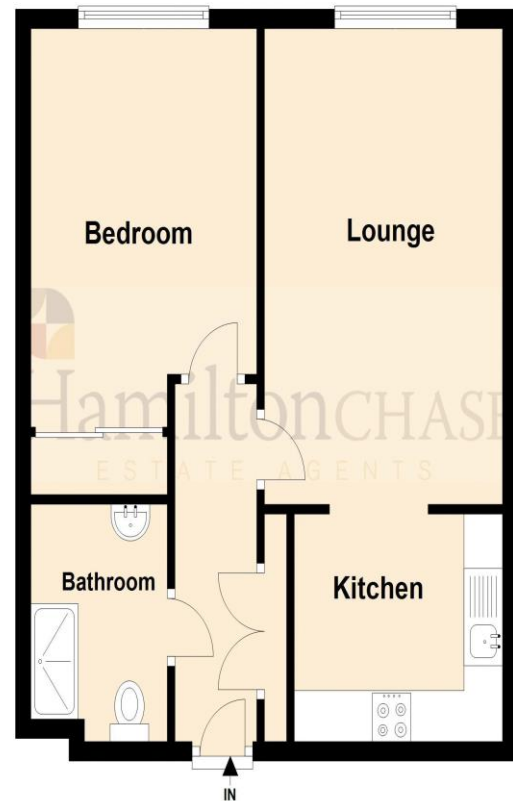


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Ground Floor



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.
4. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
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11 Hertswood Court Hillside Gardens

Barnet EN5 4AU

£174,950 Leasehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	80 C	
55-68	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 scope for direct access to the communal gardens subject to consent from the managing agents/freeholders. The property itself is located within easy access of High Barnet shopping facilities and transport links. Features include one double bedroom with fitted wardrobes, lounge/diner, fitted kitchen, modern shower room, 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 site manager that lives on site.

ACCOMMODATION

COMMUNAL ENTRANCE

With entry phone system, communal hallway with staircase and lift.

FRONT DOOR

HALLWAY

Fitted carpet, power point, storage heater, double built in cupboard with storage and housing hot water cylinder.

LOUNGE/DINER 16' 2" x 10' 8" (4.92m x 3.25m)

Fitted carpet, power points, tv and telephone point, wall mounted storage heater, double glazed window to rear aspect over looking communal gardens.

KITCHEN 9' 0" x 8' 0" (2.74m x 2.44m)

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

BEDROOM 1 14' 10" x 9' 4" (4.52m x 2.84m)

Double glazed window to rear aspect over looking communal gardens, fitted carpet, power points, wall mounted electric heater, mirror fronted fitted double wardrobe.

SHOWER ROOM

Walk in double shower with wall mounted electric shower, tiled walls and flooring, low level wc, wash/hand basin, wall mounted electric heater.

COMMUNAL GARDENS AND PARKING

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

COMMUNAL AREAS

The residents have access to a communal lounge with a kitchen, hairdressing saloon, laundry facilities, there is also a resident manager who lives on site.

LONG LEASE

