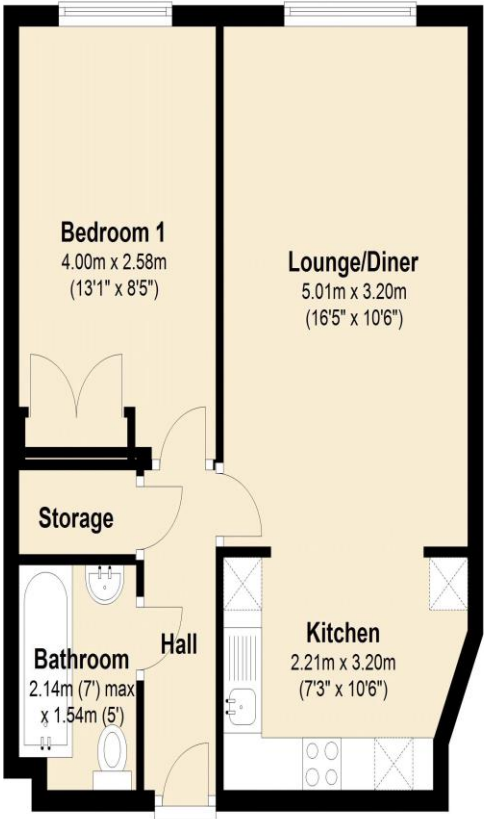
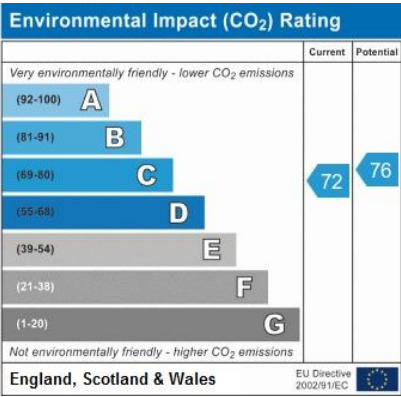
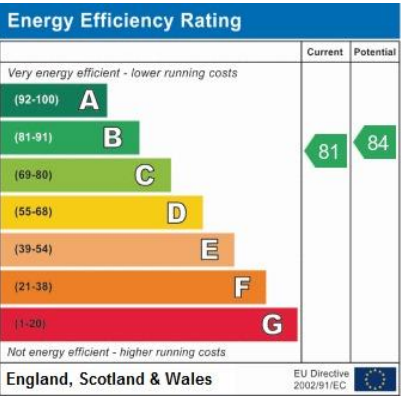


Floorplan

Ground Floor



Energy Performance Certificate



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.
5. Floor plans remain copyright of Hamilton Chase Estate Agents and are not to be copied in part or full without written consent, are provided for illustrative purposes only and are not to scale.



Hillside Gardens High Barnet EN5 4AU

Hamilton Chase are favoured with the instruction of this one bedroom ground floor retirement flat located at the top of Hillside Gardens providing level access to shopping and transport facilities. Accommodation comprise of a 16' lounge/dining room, modern fitted kitchen, bathroom and double bedroom with built-in wardrobe whilst externally the block affords well-tended communal gardens and parking. Additional facilities include residents lounge, on-site hairdressing Salon and laundry room. Internal viewing of this chain free property highly recommended.

**Leasehold
Offers in
Excess of
£199,950**

Accommodation



COMMUNAL ENTRANCE: Communal entrance door with security entry phone system into Communal Entrance Hall with Resident Warden's office, access to communal lounge and laundry room, own entrance door into:

ENTRANCE HALL: 10' 5" x 3' 11" (3.17m x 1.19m)

Care line control panel and intercom, built-in storage cupboard, storage heater, carpeted, doors to bedroom, bathroom and lounge/dining room.



LOUNGE/DINING ROOM 20' 5" x 10' 6" (6.22m x 3.20m)

Double glazed window in timber frame to front aspect, storage heater, TV and telephone points, square archway providing access to kitchen, carpeted.

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

Modern fitted kitchen comprising wall and base units, work top surfaces incorporating single bowl sink unit with mixer tap, built-in eye level stainless steel oven, built-in four ring electric hob with extractor above, part tiled walls, plumbing and space for washing machine, space for tall fridge freezer, shelving, laminate effect vinyl flooring.



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

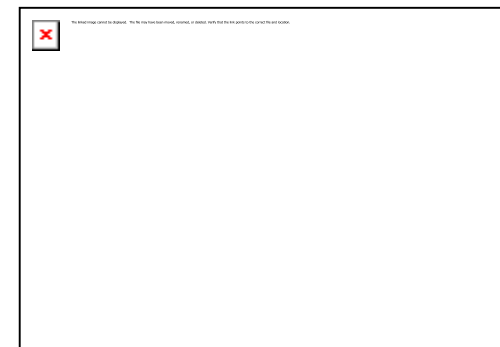
Double glazed window in timber frame to front aspect, built-in wardrobe with mirror fronted sliding door, storage heater, carpeted.

BATHROOM: 7' 5" x 5' 7" (2.26m x 1.70m)

Panel enclosed bath, pedestal wash hand basin, low level WC, tiled walls, wall mounted medicine cabinet.

ADDITIONAL FACILITIES:

- Residents' lounge with kitchen Residents' hair salon (with visiting hairdresser once a week)
- Residents' laundry room with washing machine and tumble dryer Washing lines in communal gardens



COMMUNAL GARDENS: Well-tended communal gardens surrounding the block.

PARKING: Non-allocated residents' and visitor parking to the front of the block.

ADDITIONAL PROPERTY INFORMATION:

Tenure: Leasehold - 99 years from 1988.

Service Charge: 1st October 2016 – 30th September 2017 £2,006.07.

Ground Rent: £210.37 payable half yearly.

Council Tax: Band D - Charge for 2016/17 is £1,397.07 (Data obtained from London Borough of Barnet website).

Viewing Arrangements – Strictly by appointment via Hamilton Chase, 020 8441 1123.



Map of location

