

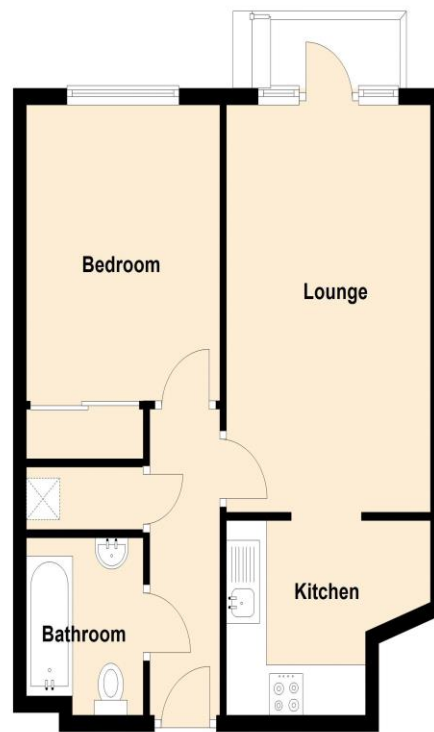


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## Ground Floor



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.

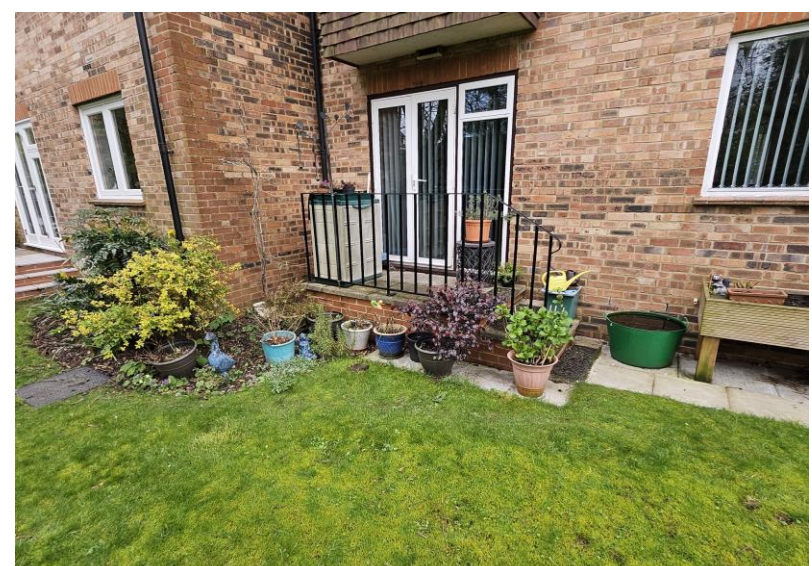
# 10 Hertswood Court Hillside Gardens

Barnet EN5 4AU

£205,000 Leasehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	68
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



## 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 and own small section of garden space. The property itself is located within easy access of High Barnet shopping facilities and transport links. Features include one double bedroom with fitted wardrobes, 20ft lounge/diner, fitted kitchen, double glazed windows, 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 who lives on site.

## ACCOMMODATION

### COMMUNAL ENTRANCE

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

### FRONT DOOR

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

Large storage cupboard housing hot water cylinder and storage space, power point, coving to ceiling.

### LOUNGE/DINER 20' 5" x 10' 6" (6.22m x 3.20m)

Two Double glazed windows to rear aspect, double glazed door with access to own section of small patio area with steps to communal gardens, power points, tv power point, telephone point, wall mounted electric radiator. coving to ceiling, fitted carpet,

### KITCHEN 10' 0" x 7' 3" (3.05m x 2.21m)

Range of fitted wall and base units with work surfaces, built in oven and four ring electric hob with extractor hood above, plumbing for washing washing machine, power points, stainless steel sink/drainer with cupboards underneath, part tiled walls, coving to ceiling, lino flooring.

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

Double glazed window to rear aspect over looking the communal gardens, power points, wall mounted electric radiator, mirror fronted fitted wardrobes, coving to ceiling.

### BATHROOM

New walk in shower with shower screen, vanity unit with inset wash/hand basin, low level wc, part tiled walls, non slip flooring, extractor fan, wall mounted electric towel rail.

### COMMUNAL GARDENS AND PARKING

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

### COMMUNAL AREAS

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