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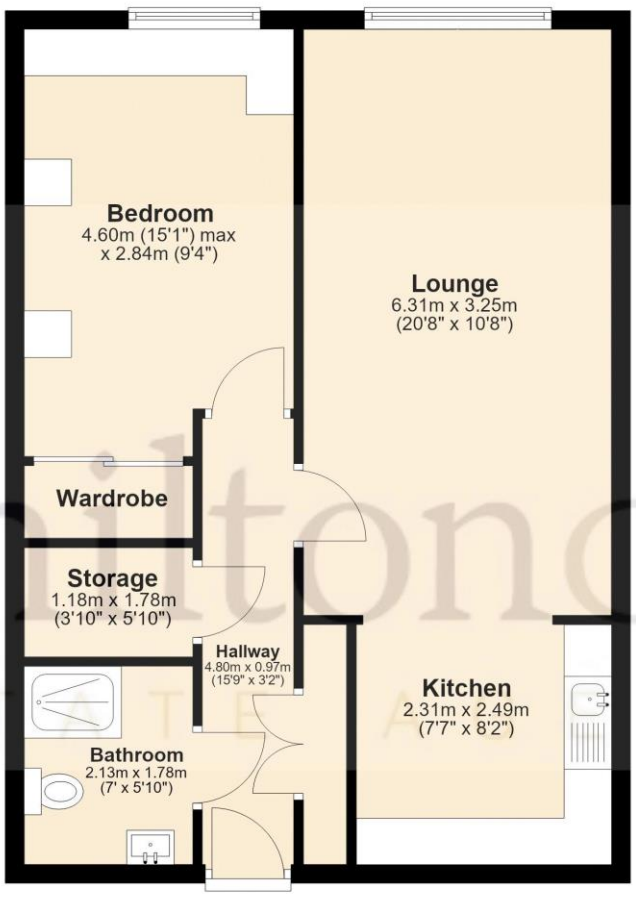


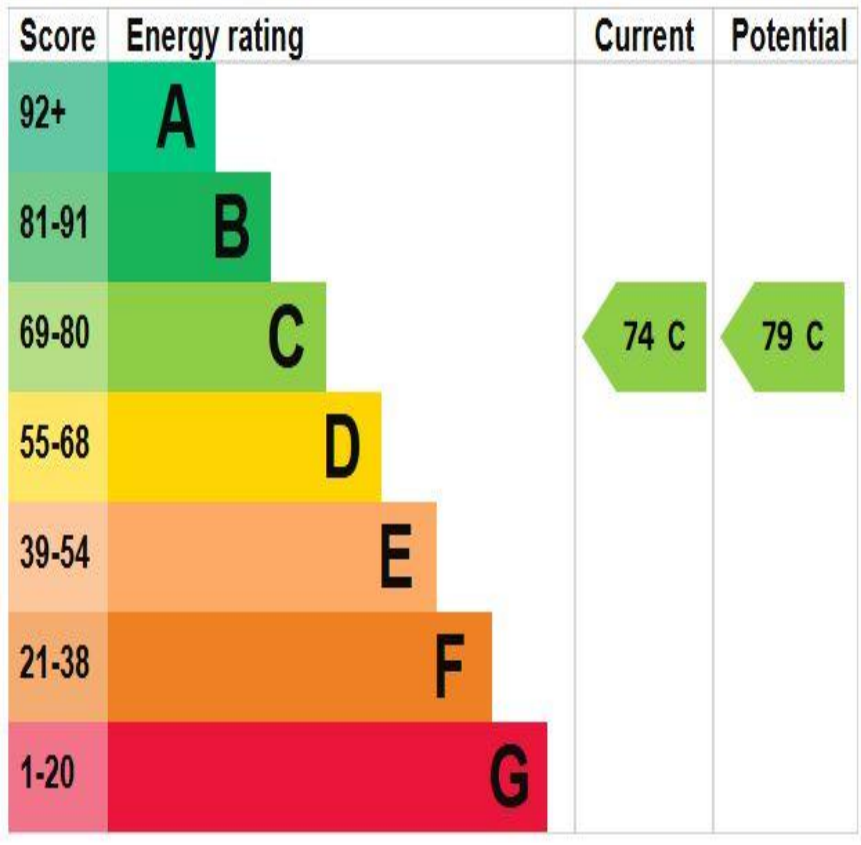
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Ground Floor

Approx. 54.5 sq. metres (586.3 sq. feet)





Total area: approx. 54.5 sq. metres (586.3 sq. feet)

All floorplans are provided for illustrative purposes only. While every effort has been made to ensure the accuracy of floorplan layouts, measurements, and features, they are approximate and subject to change without notice. Actual square footage, dimensions, and layouts may vary from those shown. No responsibility is assumed for any errors, omissions, or misstatements. Buyers or tenants should verify all information independently and should not rely solely on the floorplan when making decisions.
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.
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.

6 Hertswood Court, Hillside Gardens
Barnet EN5 4AU

£145,000 **Leasehold**



PROPERTY SUMMARY

Hamilton Chase are delighted to offer for sale this attractive ground floor retirement flat forming part of this sought after development. The flat itself is located within easy access to High Barnet High Street with its shopping facilities and transport links including High Barnet Underground Station. Features include one double bedroom with built in wardrobe, modern fitted kitchen, walk in storage cupboard, bathroom, 20 ft lounge/diner, chain-free. Communally the residents have access to a communal lounge and kitchen, hairdressing saloon, laundry facilities, well maintained communal gardens and parking, viewing highly recommended.

ACCOMMODATION

COMMUNAL ENTRANCE
With entry phone system, communal area and hallway, staircases and a lift to all floors.

FRONT DOOR

HALLWAY 15' 9" x 3' 2" (4.80m x 0.96m)
Fitted carpet, wall mounted storage heater, power points, coving to ceiling, walk in storage cupboard, double cupboard housing hot water tank and airing cupboard space.

LOUNGE/DINER 20' 8" x 10' 8" (6.29m x 3.25m)
Double glazed window to front aspect, fitted carpet, power points, wall mounted electric storage heater, coving to ceiling, tv and telephone point.

KITCHEN 8' 2" x 7' 7" (2.49m x 2.31m)
Modern fitted kitchen with a range of fitted wall and base units with worksurfaces, built in electric four ring hob, built in washing machine, power points, splash back tiling to walls, coving to ceiling, built in electric oven and grill, lino flooring.

BATHROOM 7' 0" x 5' 10" (2.13m x 1.78m)
Enclosed paneled bath, low level wc, wash/hand basin, lino flooring, extractor fan, tiled walls, heated electric towel rail, coving to ceiling.

BEDROOM 1 15' 1" x 9' 4" (4.59m x 2.84m)
Double glazed window to front aspect, fitted carpet, power points, coving to ceiling, telephone point, wall mounted electric heater, floor to ceiling built in wardrobe with sliding doors, built in wardrobe with matching drawer units, bedside cabinets.

COMMUNAL GARDENS AND PARKING
Mature and well maintained gardens with flower and shrub boarders and a communal patio area with seating.

COMMUNAL AREAS
The Residents have access to a communal lounge with a kitchen, hairdressing saloon, laundry facilities.





