

FOR SALE

FIRST FLOOR, ONE BEDROOM Retirement FLAT



FLAT 29 HYDE COURT, FRIERN BARNET LANE, LONDON, N20 0YD

This one-bedroom RETIREMENT flat is located on the first floor (with lift service), to the rear of the block with a balcony from the living room – with views over playing fields.

The property provides well planned accommodation within a secure environment with excellent communal facilities including a social lounge and also with the reassurance of the help and assistance of a house manager and an out of hours monitored call centre.

The purchase price represents a 70% equity share in the property.
Whetstone's main shopping and transport facilities can be found within a mile.

FEATURES AND ACCOMMODATION

ONE BEDROOM • RECEPTION WITH BALCONY overlooking playing fields • KITCHEN • SHOWER ROOM/WC
• RESIDENTIAL LOUNGE • DOUBLE GLAZING • COMMUNAL GARDENS • HOUSE MANAGER
'CARLINE' SYSTEM • PARKING • MINIMUM AGE REQUIREMENT of 55.

£150,500– LEASEHOLD – CHAIN FREE (70% EQUITY SHARE)

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.



Communal entrance door with intercom giving access to the communal areas, house manager's office, and passenger lift & stairs to the upper floors.

First floor landing with front door of the flat opening to;

Entrance Hallway, Intercom & Careline panel. Storage cupboards, one housing fuse board, radiator, doors to;

Reception 17'6 x 10'6 (5.55m x 3.20m)
Radiator, decorative coving, Careline cord, wall and ceiling lights, double glazed window with doors opening on to balcony

Kitchen 10'9 x 6' (3.28m x 1.83m)
Range of fitted wall and base units with eye level oven/grill, 4-ring electric hob with hood above, 1 ½ bowl stainless steel sink and drainer with mixer tap, space for fridge freezer, space and plumbing for washing machine, wall mounted ideal combination boiler, tiling to walls, double glazed window to rear.

Bedroom 10'9 x 10'9 (3.28m x 3.28m)
Radiator, decorative coving, Careline cord, double aspect with double glazed windows to side and rear.

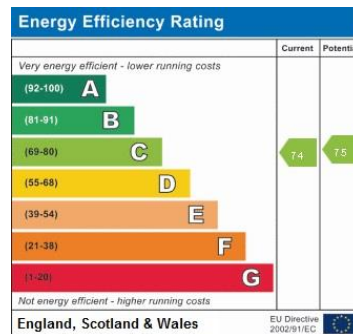
Shower Room/WC 6'3 x 5'9 (1.91m x 1.75m)
Comprising tiled shower enclosure with sliding glass door & shower with hand held spray attachment, wash basin set on vanity unit, close coupled WC, partially tiled walls, chrome towel ladder, Careline cord, obscure glass double glazed window to side.

Tenure & Outgoings:

Leasehold (70% equity share)
Service Charge: 2023/24 - £627.06

NOTE:

Minimum age: Requirement of 55.



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