

MAUNDER TAYLOR

FOR SALE

SECOND (TOP) FLOOR, ONE BEDROOM RETIREMENT FLAT



FLAT 43 HYDE COURT, FRIERN BARNET LANE, LONDON, N20 0YD

This one-bedroom RETIREMENT flat is located on the second (top) floor (with passenger lift). The flat is situated to the front of the block, and benefits from having a balcony off the reception room, with a Southerly aspect.

The property provides well-planned accommodation within a secure environment, communal facilities including a resident's lounge. There is also the reassurance of the help and assistance of a house manager and an out of hours monitored call centre.

Minimum age Requirement: 55.

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 – with a Southerly Aspect • KITCHEN • BATHROOM • RESIDENT'S LOUNGE • COMMUNAL GARDENS • HOUSE MANAGER (office hours) • PERSONAL ALARM 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.



Front door opening to;

Hallway

Storage cupboard with fuse board (RCDs), radiator, intercom, personal alarm system, linen/store cupboard, access to loft, doors opening to;

Reception 17'9 x 10'6 (5.41m x 3.20m)

Radiator, coving, personal alarm system, double glazed doors with side panel window onto balcony, with a Southerly aspect.

Kitchen 10'6 x 6' (3.20m x 1.83m)

Range of wall and base units, gas cooker point, stainless steel sink & drainer, space for upright fridge freezer, radiator, small breakfast bar, new *Vaillant* combination boiler, double glazed window to front.

Bedroom 10'6 x 9'9 (3.20m x 2.97m)

Radiator, personal alarm system, double glazed window to front.

Bathroom Maximum dimensions 6'9 x 6'3 (2.06m x 1.91m)

Panel enclosed bath with *Triton* shower above, pedestal wash hand basin, close-coupled WC, partially tiled walls, electric shaver point and mirror, air extractor, radiator, personal alarm system.

Tenure & Outgoings:

New 99-year lease on completion (70% equity share)

Service Charge: 2023/24 - £627.06 quarterly charge

NOTE:

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EPC chart – to follow

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