

HUDSONS COURT

POTTERS BAR - EN6

THOMAS
JAMES



- TWO BEDROOM APARTMENT
- WALK IN SHOWER ROOM
- OFF STREET PARKING
- EMERGENCY APPELLO CALL SYSTEM
- ON SITE PROPERTY MANAGEMENT
- LIFT ACCESS TO ALL FLOORS



FOR SALE
OFFERS IN EXCESS
OF £150,000
LEASEHOLD

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2 BEDROOM APARTMENT

OFFERS IN EXCESS OF £150,000 - Leasehold

IN BRIEF

This spacious two bedroom apartment in the popular Hudsons Court retirement community is in the centre of Potters Bar. Built in 2000 and operated by McCarthy Stone, it has an on-site manager and high-quality communal facilities including off-street parking and lovely landscaped gardens.

PROPERTY DESCRIPTION

Accessed via a communal entrance with an entryphone system and stairs or a lift, this first floor apartment is spacious and light. A wide entrance hallway with a large walk-in cupboard leads to the living room, bedrooms, and shower room.

The living room is a light and airy. Measuring a generous 18'3" by 13'11", it has ample space for a lounge and dining areas, and the kitchen is conveniently accessed via glazed double doors. The large picture window next to the dining area has views over the communal garden.

The kitchen is a pleasant room, with fitted wall and floor cabinets, integrated appliances, a tiled splashback, and plenty of worktop space. It also has a wide window above the sink with leafy views.

The main bedroom has the same aspect, and both this and the second double bedroom have fitted wardrobes and plenty of space for a kingsize bed and other bedroom furniture. The fully tiled bathroom has a large walk-in shower, a washbasin console with a mirror above, a heated towel rail, and a WC.

COUNCIL TAX BAND: D
Hertsmere Council
EPC RATING: B

SERVICE CHARGE: £5,500 P/A
GROUND RENT: £262 P/A

LEASE: 101 years



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PROPERTY DESCRIPTION CONTINUED...

The apartment is in excellent condition, with modern double glazed casement windows and electric heating. It is carpeted throughout and has pale neutral décor. Residents benefit from support and shared facilities including a manager (with an on-site office), a large lounge and kitchenette with garden access, and a fully equipped laundry room. There's also an overnight guest suite and parking for residents and visitors. The residents' lounge is spacious and light, with elegant proportions and doors that open onto the lovely landscaped garden.

Single residents must be over 60; for resident couples one person must be 60 the other over 55. There is no age restriction on the buyer/owner. The property is chain free.

LOCAL AREA

Hudsons Court is in the thriving centre of Potters Bar, close to all the amenities of the town centre, with a wide range of shops and services literally on the doorstep.

Potters Bar train station, a mere four minute walk away (0.2 miles), has regular services to Kings Cross (25 minutes) and Moorgate (34 min).

Road links are excellent, with a short drive to the M25 (5 min) and the A1 (10 min).

LOCAL LIFE

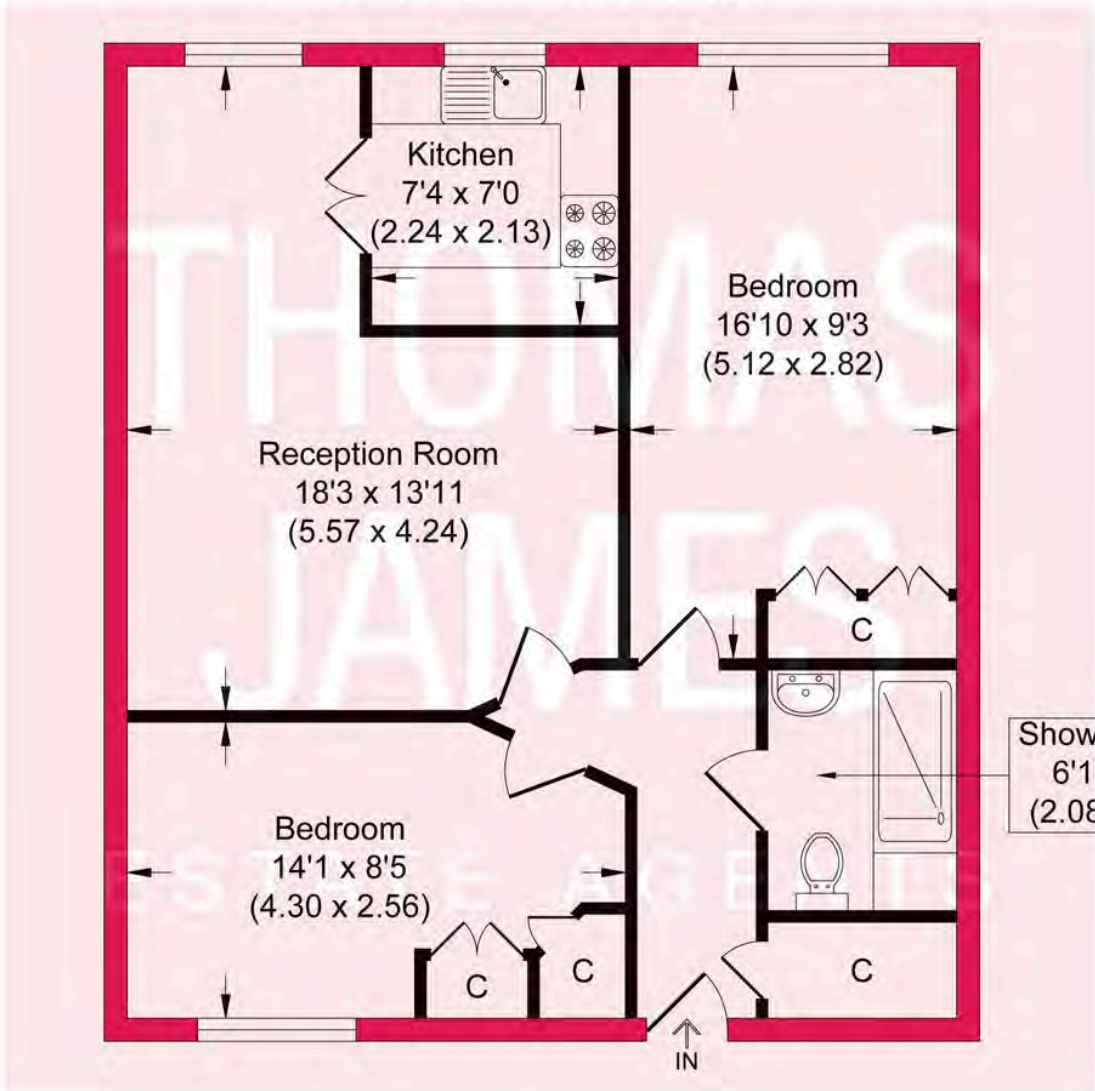


TRANSPORT



All details including floorplans are for representation purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.

First Floor
58.93 sq.m. (634.31 sq.ft.) approx.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 58.93 sq.m. (634.31 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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