

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**
Estate Agents



Oakdene Close, Hatch End

Offers in Excess of
£120,000



www.robertsonphillips.co.uk



A bright One Bedroom Ground Floor Retirement Flat situated in the heart of Hatch End within easy walking distance of local shops, station and transport. The property comprises lounge, fitted kitchen, double bedroom with fitted wardrobes and shower room/wc. Features include double glazing, security entry phone and parking.

This popular development has a very friendly environment and offers excellent facilities such as laundry room, resident manager, guest suite and communal lounge.



Ground Floor

Hall

Outer door with entry system leading to front door of flat. Entrance hall with airing cupboard housing hot and cold water tanks.

Lounge/Diner 17' 4" x 10' 6" (5.28m x 3.20m)

Feature fireplace with electric fire, double glazed door and window to front, archway to:

Kitchen 7' 4" x 5' 4" (2.23m x 1.62m)

Fitted wall and base cupboards with stainless steel sink, space for fridge, part tiled walls and shelving.



Bedroom 11' 5" x 8' 8" (3.48m x 2.64m)
Double glazed window to front and built in wardrobe.

Shower Room 6' 9" x 5' 5" (2.06m x 1.65m)
Walk in tiled shower enclosure with glass screen, vanity wash hand basin, low level wc, heated towel rail and extractor fan.

Lease. Extended...139 years from Sept 1985

Service Charge

1/9/2019 to 29/2/2020 - £1,229.11

Ground Rent

1/9/2019 - £235.35 half year in advance

THERE IS NO UPPER CHAIN



KEY FEATURES:

- Double Bedroom
- Double Glazing
- Lounge/Diner
- Shower Room
- Close to Station & Bus Routes
- Resident Manager
- Extended Lease
- No Upper Chain

Ground Floor

Approx. 39.0 sq. metres (419.6 sq. feet)



Total area: approx. 39.0 sq. metres (419.6 sq. feet)

Energy Efficiency Rating		Current	Future1
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		65	80



DISCLAIMER: Robertson Phillips may not have sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.