

ROBERTSON PHILLIPS
Estate Agents, Valuers,
Lettings and Property Management

262a Uxbridge Road, Hatch End,
Pinner, Middlesex HA5 4HS
Tel: 020 8428 7161

Email: pinner@robertsonphillips.co.uk

Harrow: 020 8863 1122
Lettings: 020 8421 4847


**ROBERTSON
PHILLIPS**
Estate Agents



Oakdene Close, Hatch End

£95,000



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.

Recently decorated with new carpets the property comprises lounge, kitchen, double bedroom with fitted wardrobes and shower room/wc. Features include double glazing, security entry phone and lift to all floors. 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

Entrance Hall

Outer doors leading to front door.

Entrance hall with airing cupboard housing hot and cold tanks.

Lounge/Diner 16' 3" x 10' 3" (4.95m x 3.12m)

Bright room with double glazed windows and door to patio. Archway to:

Kitchen 7' 5" x 5' 5" (2.26m x 1.65m)

Double glazed window to rear. Fitted units with sink.

Bedroom 13' 1" x 8' 9" (3.98m x 2.66m)

Double glazed window and built in wardrobes.



Shower Room

Walk in shower enclosure, vanity wash hand basin, low level wc, tiled walls and extractor fan.

Gardens

Communal gardens with patio.

Visitors parking to front.

Lease

99 years from 1985..To be confirmed.

Service Charge

£1263.25 per half year to be confirmed

Ground Rent

Approx £264 per half year. To be confirmed.

Council Tax Band C

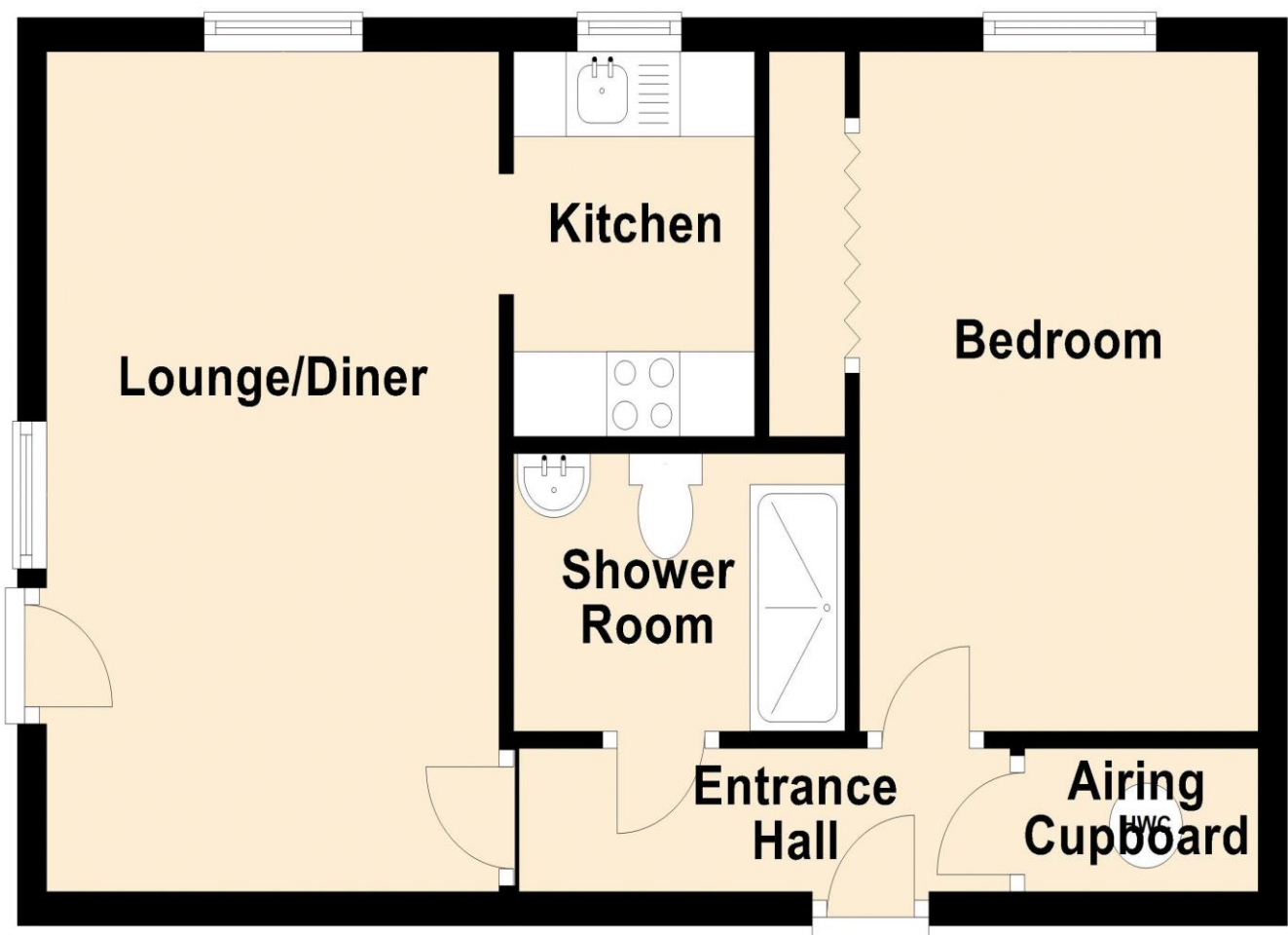


KEY FEATURES:

Ground Floor ● Lounge/door to patio ● Kitchen ● Shower room/wc ●
Double Glazing ● Close to Station

Ground Floor

Approx. 41.0 sq. metres (441.4 sq. feet)



Total area: approx. 41.0 sq. metres (441.4 sq. feet)

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
Least energy efficient - higher running costs	
England, Scotland & Wales	
	Current
	Potential
	71
	79



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.