

Sean Heaney

HOMES & PROPERTY



Hillside Gardens

High Barnet, Barnet, EN5 4AU

Guide Price £130,000



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* CHAIN FREE *

Situated at the top of Hillside Gardens, this attractive first-floor retirement apartment offers light and comfortable accommodation within a well-maintained and professionally managed development. Ideally located close to a range of local amenities, shopping facilities and excellent transport links, including the Northern Line Underground and frequent bus services, the property provides an excellent opportunity for independent retirement living.

The development is set within landscaped communal gardens and benefits from ample off-street parking, secure reception entry, a dedicated house manager, a spacious residents' lounge, communal laundry facilities and an on-site hair salon. A lift provides convenient access to the first floor.

The apartment comprises a welcoming open-plan living and dining area, a fitted kitchen with built-in appliances, a well-proportioned master bedroom with fitted wardrobes, and a bathroom. The entrance hallway also offers plenty of useful storage. Further benefits include double glazing.

Please note: The age restriction for residents at Hertswood Court specifies that new residents must be over the age of 60 years. If the property is being occupied by a couple, the restriction is slightly more flexible: one partner must be over 60 years old, while the second partner must be over 55 years old.

EPC : B

BARNET COUNCIL TAX BAND : D

LEASEHOLD : 100 years remaining (approx.)

SERVICE CHARGES : £3,200 pa (approx.)
GROUND RENT : £420 pa (approx.)





FIRST FLOOR

Hallway

Bathroom

5'9 x 6'11 (1.75m x 2.11m)

Principal Bedroom

9'2 x 16'2 (2.79m x 4.93m)

Reception Room

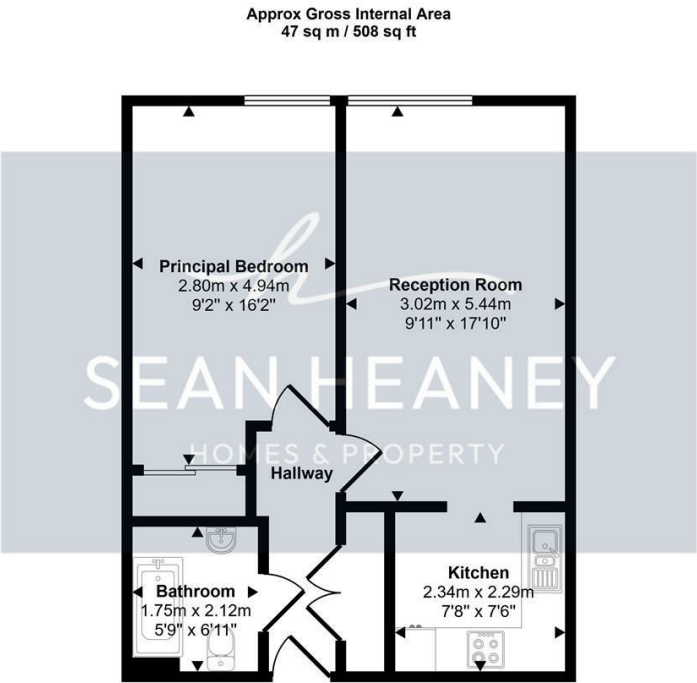
9'11 x 17'10 (3.02m x 5.44m)

Kitchen

7'8 x 7'6 (2.34m x 2.29m)



Floor Plan



Floorplan

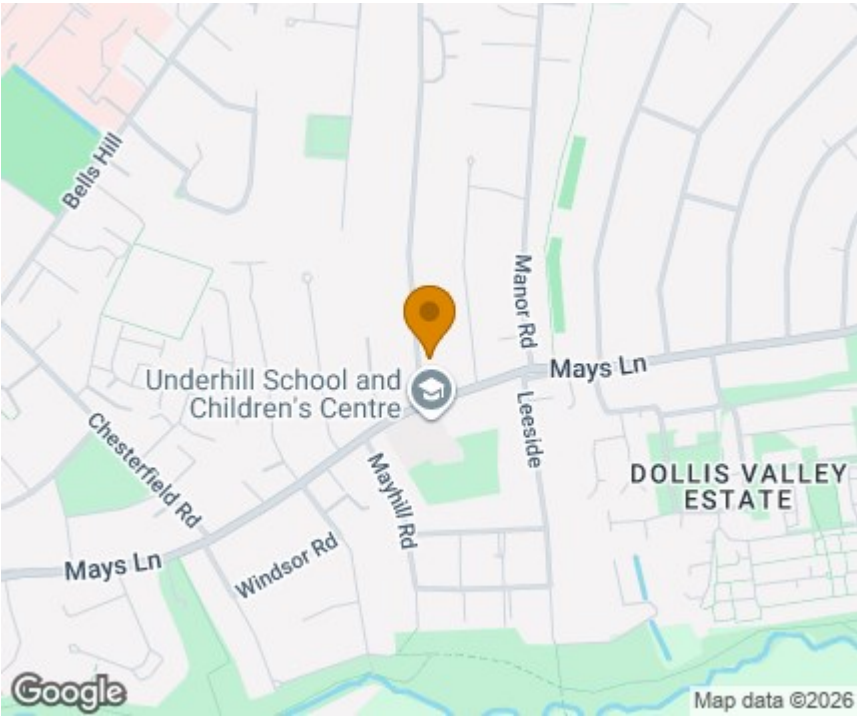
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact our Barnet Office on 020 8441 7173 if you wish to arrange a viewing appointment for this property or require further information.

- 1. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
- 2. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
- 3. Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
- 4. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
- 5. Floor plans remain copyright of Sean Heaney Estate Agents and are not to be copied in part or full without written consent, are provided for illustrative purposes only and are not to scale.

Area Map



Energy Efficiency Graph

