



14 HUDSONS COURT, DARKES LANE, POTTERS BAR EN6 1DH

Offers In The Region Of £210,000 | Leasehold

ANDREW WARD EST. 1988  
ESTATE AGENTS





## Property Overview

An extremely well presented and spacious two double bedroom first floor retirement flat which comprises a large lounge/dining room which overlooks the beautifully maintained communal gardens, kitchen, the main bedroom has mirrored fronted fitted wardrobes and excellent storage, a good sized second bedroom also with fitted wardrobes, as well as a bathroom which is fitted with a walk in shower. Council Tax Band D

The development has a lift, residents' lounge, laundry room, house manager, guest suite, video door entry system and 24 hour emergency Appello call system. There is residents' parking (not allocated) and guest parking.







## Property Features

- RECEPTION ROOM: 18'3 x 14'3
- KITCHEN: 7'7 x 7'3
- BATHROOM
- RESIDENTS LOUNGE
- RESIDENT/GUEST PARKING
- BEDROOM 1: 17'5 x 9'2
- BEDROOM 2: 14'3 x 8'10
- COMMUNAL GARDENS
- LIFT
- HOUSE MANAGER

## Agents Notes

We understand that the lease was 125 years from April 2000, therefore having 102 years remaining. The service charge is approximately £5,000 pa, which includes the building insurance and a reserve fund for the upkeep of the communal areas. Ground rent £385 pa.

Council Tax Band: D

EPC Rating: B

It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years,





**Total area: approx. 59.7 sq. metres (642.7 sq. feet)**

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.

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## Contact us

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All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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