



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

Open To Offers £259,950 | Leasehold

ANDREW WARD<sup>EST 1988</sup>  
ESTATE AGENTS

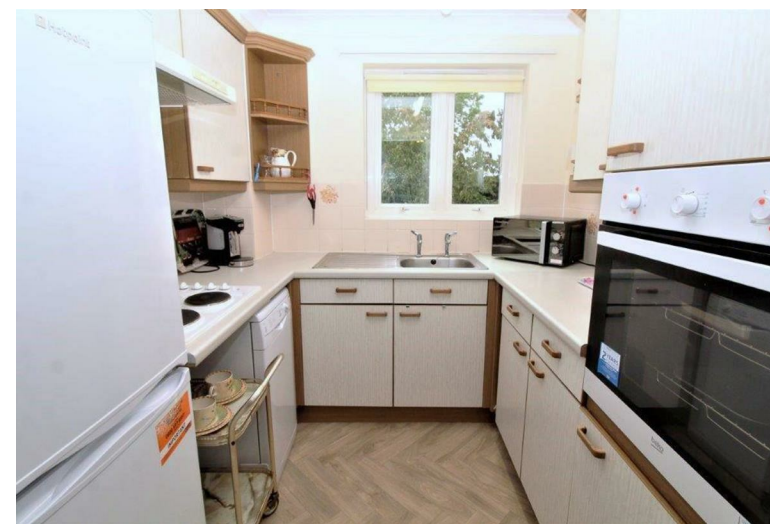




## Property Overview

An extremely well presented two bedroomed first floor retirement flat which comprises a lounge/dining room which overlooks the beautifully maintained gardens, fitted kitchen, magnificent master bedroom with built in wardrobes. A good sized second bedroom which is currently being used as the main reception. There is a modern shower room and large storage/cloaks cupboard in the entrance hall.

The development has a lift, residents' lounge, laundry room, house manager, guest suite, video door entry system and 24 hour emergency call system. There is residents' parking (unallocated) and guest parking.







## Property Features

- MASTER BEDROOM 18'6 X 13'7 MAX
- BEDROOM 2 16'7 X 13'11
- RESIDENT/GUEST PARKING
- LIFT/COMMUNAL LOUNGE
- IMMACULATE CONDITION
- LOUNGE/DINER 16'3 X 16'3 'L' SHAPED
- KITCHEN 9'5 X 7'3
- REMODELLED SHOWER ROOM
- CLOSE TO ALL AMENITIES
- OVERLOOKING GARDENS

## 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 the other must be over the age of 55 years.



Total floor area 77.2 sq.m. (831 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
Powered by [www.focalagent.com](http://www.focalagent.com)



## Contact us

149 High Street, Potters Bar, Herts, EN6 5BB  
01707 657181 | [pottersbar@andrewward.co.uk](mailto:pottersbar@andrewward.co.uk)

[www.andrewward.co.uk](http://www.andrewward.co.uk)

## Our Offices

**BARNET**  
175 High Street, Barnet EN5 5SU  
**Tel: 020 8441 6000**  
Email: [barnet@andrewward.co.uk](mailto:barnet@andrewward.co.uk)

**BROOKMANS PARK**  
35 Bradmore Green, Brookmans Park AL9 7QR  
**Tel: 01707 649779**  
Email: [brookmanspark@andrewward.co.uk](mailto:brookmanspark@andrewward.co.uk)

**POTTERS BAR**  
149 High Street, Potters Bar EN6 5BB  
**Tel: 01707 657181**  
Email: [pottersbar@andrewward.co.uk](mailto:pottersbar@andrewward.co.uk)

**Disclaimer:** "These property particulars, including floor plans, are set out as a general outline only for guidance and DO NOT constitute any part of an offer or contract. Any purchaser or other must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are given as approximate, no survey or testing of appliances has been carried out. No employee of Andrew Ward Estate Agents has the authority to make or give any representation or warranty in respect of the property."

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

**ANDREW WARD** EST. 1988  
ESTATE AGENTS