



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

Guide Price £149,950 | Leasehold

ANDREW WARD EST. 1988  
ESTATE AGENTS



## Property Overview

A well presented and spacious one bedroom first floor retirement flat which comprises a large lounge/dining room, fitted kitchen with oven and hob, a double bedroom with mirrored fronted fitted wardrobes, shower room and excellent storage. The property benefits from beautifully maintained communal gardens.

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 (not allocated) and guest parking.





## Property Features

- LOUNGE/DINER: 16'5 X 9'10
- FITTED KITCHEN 7'5 X 7'5
- LIFT TO ALL FLOORS
- HOUSE MANAGER
- RESIDENT/GUEST PARKING
- BEDROOM: 16'5 x 9'1
- SHOWER ROOM
- COMMUNAL LOUNGE
- CLOSE TO SHOPS AND STATION
- LAUNDRY ROOM

## Agents Notes

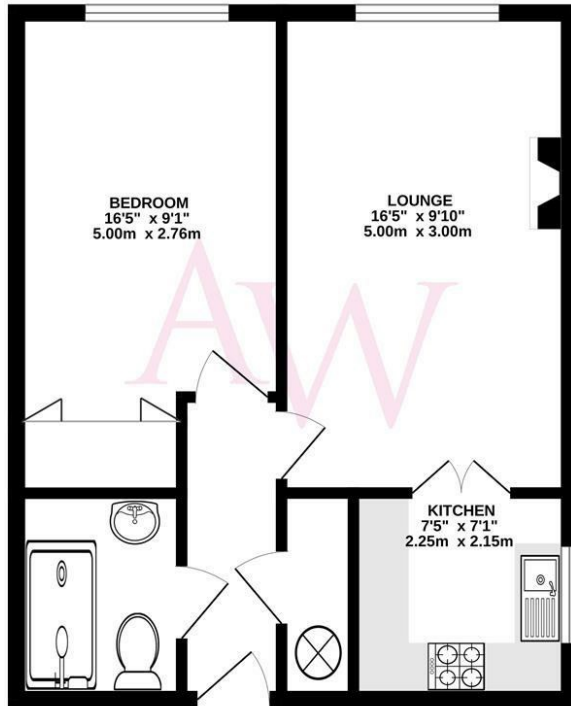
We understand that the lease was 125 years from April 2000, therefore having 102 years remaining. The service charge is approximately £3,496.10 pa, which includes the building insurance and a reserve fund for the upkeep of the communal areas. Ground Rent £712.38 pa.

Council Tax Band: C

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.

FIRST FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 440 sq.ft. (40.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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