

# HUNTERS

RESIDENTIAL SALES AND LETTINGS

**HYDE COURT, WHETSTONE, N20 0YD**  
£150,500 - LEASEHOLD



*This first floor one bedroom apartment is in good decorative condition with modern fitted kitchen, good size lounge with balcony and gas central heating. The bathroom has been updated with tiled shower cubicle and is offered for sale CHAIN FREE. Hyde Court is an established retirement development with a minimum age limit of 55 years situated in pleasant grounds off Friern Barnet Lane, well placed for local bus routes and access to Whetstone High Street and shops. The block has a large residents lounge, laundry room and communal gardens.*

**ONE BEDROOM RETIREMENT FLAT  
 MINIMUM AGE 55 YEARS  
 GOOD SIZE RECEPTION ROOM WITH BALCONY  
 MODERN FITTED KITCHEN  
 BATHROOM WITH TILED SHOWER CUBICLE  
 COMMUNAL LOUNGE, LAUNDRY ROOM AND GARDENS  
 RESIDENTS PARKING  
 CHAIN FREE**

**Service Charge** is £284.64 per month to include Water Rates and Building Insurance.

1. MONEY LAUNDERING REGULATIONS 2007: Purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

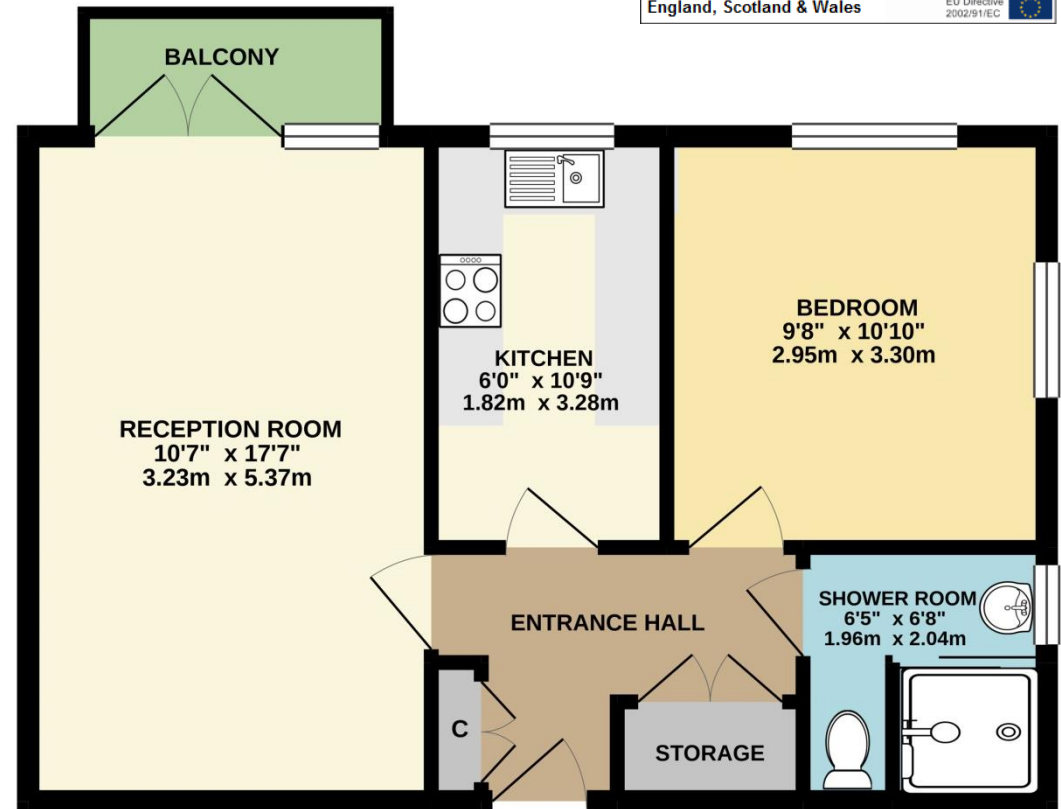
The Agent has not tested any apparatus, equipment, fixtures and fittings and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Reference to the Tenure of a Property is based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor.



99 Russell Lane  
 Whetstone  
 N20 0BA  
 020 8368 7138

[www.hunters-whetstone.co.uk](http://www.hunters-whetstone.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 474 sq.ft. (44.0 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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