

HUNTERS

RESIDENTIAL SALES AND LETTINGS

HYDE COURT, WHETSTONE, N20 0YD

£150,500 - LEASEHOLD

Located within the popular development of Hyde Court this third floor, one bedroom retirement apartment is offered for sale in good decorative order throughout. The property has direct access to the communal gardens and situated within 0.5 mile of Whetstone High Road for shopping facilities and Northern Line Tube Station and with buses passing the door.

The retirement development is has a minimum age restriction of 55 years. Properties at Hyde Court are available as part of the affordable home ownership scheme, meaning you only pay 70% of the open market value. The 30% share not purchased is a 'payment discount' which is locked into the property. Owners do not pay any rent to Home Group on the percentage not purchased but they must pay a service charge as detailed in the listing below

**ONE BEDROOM RETIREMENT FLAT * LOCATED ON THE THIRD FLOOR
FITTED KITCHEN * BATHROOM
ACCESS TO COMMUNAL LIVING ROOM, LAUNDRY ROOM AND GARDENS
CHAIN FREE**

SERVICE CHARGE: - £525.93 per quarter - This includes: management charge, service charge, building insurance charge, building fund charge and sinking fund. Rent and service charges are reviewed annually.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC





