

HUNTERS

RESIDENTIAL SALES AND LETTINGS

HYDE COURT, WHETSTONE, N20 0YD
£161,000 - LEASEHOLD



Located within the popular development of Hyde Court this first floor one bedroom retirement apartment has been recently modernised and re-decorated throughout with new fitted kitchen, and new central heating boiler. The apartment is set back from the road so it is very peaceful. It is also filled with light on a sunny afternoon and the private balcony is an added benefit. The retirement development 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.

SERVICE CHARGE: - £627.06 per quarter - This includes: management charge, service charge, building insurance charge, building fund charge and sinking fund and ground rent. Rent and service charges are reviewed annually.

CHAIN FREE WITH 99 YEAR LEASE
MODERN FITTED KITCHEN WITH INTEGRATED DISHWASHER
LARGE LOUNGE WITH WEST FACING BALCONY
DOUBLE BEDROOM
BATHROOM WITH FULL WIDTH SHOWER CHUBICLE
COUNCIL TAX BAND B £1,428.12

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		







