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## Our Offices

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This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square metres of the property and any outbuildings, garage, etc., where a continuous floor is accepted in respect of any outbuildings, are presented above only and are not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total area: appprox. 49.5 sq. metres (532.6 sq. feet)



Floor Plan  
Approx. 49.5 sq. metres (532.6 sq. feet)



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

Offers In The Region Of £150,000 | Leasehold



## Property Overview

One of the largest one bedroom flats within the highly sought after Hudson Court retirement development and featuring lovely rear views from the reception room and kitchen overlooking the beautiful communal gardens, this second floor property is highly recommended.

The accommodation comprises an L shaped lounge with dining area, fitted kitchen, double bedroom with fitted wardrobes and a bathroom.

The development has a lift, residents' lounge, laundry room, house manager, guest suite, video door entry system and 24 hour emergency Appello call system. There is residents' parking (not allocated) and guest parking.



## Property Features

- LOUNGE/DINING ROOM: 22'0 x 13'0
- KITCHEN: 7'4 x 7'0
- BEDROOM: 12'8 x 10'10
- BATHROOM
- RESIDENT'S/VISITOR PARKING
- RESIDENTS LOUNGE
- LIFT
- HOUSE MANAGER
- COMMUNAL GARDENS
- CHAIN FREE

## Agents Notes

We understand that the lease was 125 years from April 2000, therefore having 101 years remaining. The service charge is approximately £3496.10 per annum, which includes the building insurance and a reserve fund for the upkeep of the communal areas. Ground rent £712.00 per annum. Council Tax Band: C. EPC Rating: C

It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years,