



4 POTTERS COURT DARKES LANE, POTTERS BAR EN6 2HS

Open To Offers £245,000 | Leasehold

ANDREW WARD EST. 1988
ESTATE AGENTS



Property Overview

Featuring direct access to a communal patio and garden area, this extremely spacious two double bedroom "lower ground floor" retirement flat is just moments away from shopping facilities and the mainline station.

The accommodation comprises a 26ft lounge/dining room, kitchen, two excellent sized bedrooms and a bathroom which is fitted with a walk-in shower. The property also benefits from newly fitted carpets and flooring throughout.

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.





Property Features

- LOUNGE/DINING ROOM: 26'6 x 10'6
- KITCHEN: 9'8 x 7'9
- LIFT
- ELECTRIC HEATING
- DOUBLE GLAZED WINDOWS
- BEDROOM 1: 19'6 x 9'4
- BEDROOM 2: 19'6 x 9'2
- BATHROOM
- COMMUNAL GARDENS
- CHAIN FREE

Agents Notes

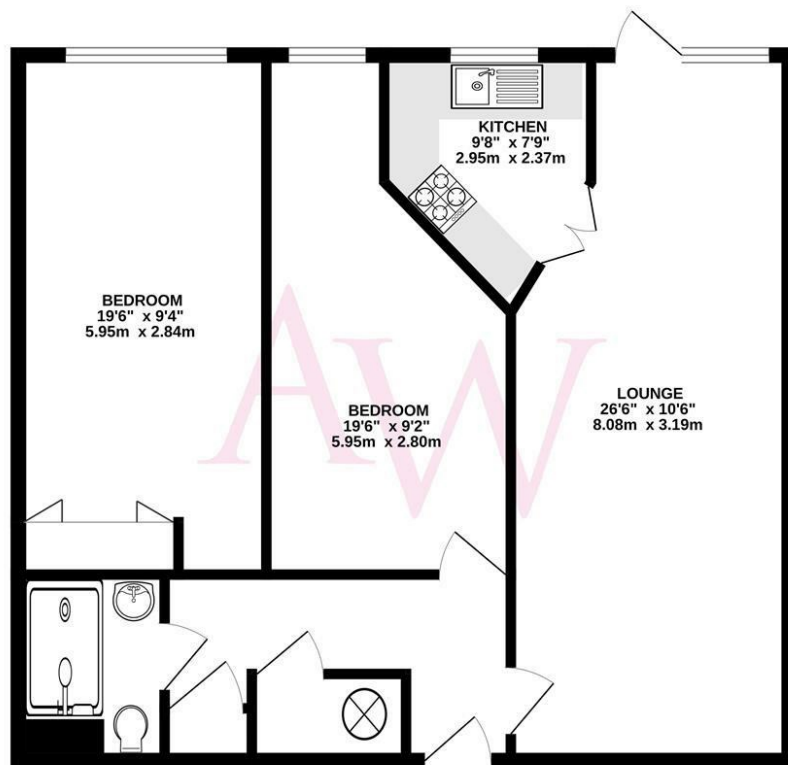
The development has a number of facilities which include a residents' lounge, 24 hour emergency Appello call system, CCTV cameras in car park, house manager, communal laundry room, video entry system, guest suite and lift to all floors, residents' and visitor parking and well maintained communal gardens.

We understand that the lease has approximately 101 years remaining, an annual ground rent of £907.14 and an annual service charge of approximately £4280.26 (including building insurance).

EPC RATING: B

COUNCIL TAX BAND: D

GROUND FLOOR
764 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA : 764 sq.ft. (71.0 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.
Made with Metropix ©2025



Contact us

Bradmore Green Office, 35 Bradmore Green, Brookmans Park, Herts, AL9 7QR

01707 649779

www.andrewward.co.uk

Our Offices

BARNET

175 High Street, Barnet EN5 5SU

Tel: 020 8441 6000

Email: barnet@andrewward.co.uk

BROOKMANS PARK

35 Bradmore Green, Brookmans Park AL9 7QR

Tel: 01707 649779

Email: brookmanspark@andrewward.co.uk

POTTERS BAR

149 High Street, Potters Bar EN6 5BB

Tel: 01707 657181

Email: pottersbar@andrewward.co.uk

Disclaimer: "These property particulars, including floor plans, are set out as a general outline only for guidance and DO NOT constitute any part of an offer or contract. Any purchaser or other must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are given as approximate, no survey or testing of appliances has been carried out. No employee of Andrew Ward Estate Agents has the authority to make or give any representation or warranty in respect of the property."

All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

ANDREW WARD EST. 1988
ESTATE AGENTS